

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECMTEN

The Board of Selectmen held a regular meeting Monday, April 3, 2017 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Llodra called the meeting to order at 7:00pm.

PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

ALSO PRESENT: Rusty Malik & Kevin McFarland of Quisenberry Arcari, John Deren & Frank Cobelli of Caldwell & Walsh; Chairman of Public Building & Site Robert Mitchell, Town Engineer Ron Bolmer, members of the former community center advisory committee Bill Buchler, Kinga Walsh, Amy Mangold, Maureen Crick Owen, John Bocuzzi, Sr., Brian Hartgraves and Andy Clure, Deputy Director, Economic & Community Development Christal Preszler, Wes Thompson & Bob Rau of the Economic Development Commission, Director of Public Works Fred Hurley, thirty + members of the public and two members of the press.

ACCEPTANCE OF MINUTES: Selectman Rodgers moved to accept the minutes of the 3/20/17 as presented. Selectman Rosenthal seconded. All in favor.

COMMUNCIATIONS: First Selectman Llodra shared ten emails received relative to the Community Center project (att). A letter from Phil Clark clarifying that Claris Construction has no desire to design or build or be involved in the construction of the community center, was submitted (att.). Selectman Rodgers offered that while the following was not captured in the prior minutes, he nonetheless wanted to clarify two statements that First Selectman Llodra had made that were incorrectly linked by a writer to the Beehive. First, she said that a decision was made to release estimated dollar per square foot numbers for the Community Center to advance discussions. Next, she conceded that those numbers were termed artificially low by the consultant who introduced them. But it is not true that government officials knew those numbers to be low before they were released.

FINANCE DIRECTORS REPORT: Mr. Tait went over 2017 -18 budget adjustments, intergovernmental 2017-18 revenue estimates, budget to date and taxes to date (att.). Selectman Rosenthal read a prepared statement outlining his concerns about the Legislative Council decisions stating he thinks everything should've been included in the budget that goes to the voters and reduce items if the town doesn't receive the revenue. (att.). First Selectman Llodra shared thoughts on unanticipated revenues (att) and listed priorities to restoring funds should the town find itself having revenue/resources beyond what is needed to fund the approved budget. Selectman Rodgers said he thinks it would be wise to go through the normal budget process instead of anticipating a decrease in revenues. He does believe the Council acted in a transparent manner and agrees with the priorities set forth in First Selectman Llodra's memo. Mr. Knapp of the Legislative Council spoke only for himself saying the council spoke to the town attorney about possible implications different scenarios would have on the appropriation process if the town came in either underfunded or over funded with revenue and said the Council wanted to be proactive rather than reactive and planned for the worst while hoping for the best.

OLD BUSINESS:

Review/Update Community Center Plan:

Former Community Center Commission: First Selectman Llodra invited the members of the former community center commission. Ms. Walsh and Mr. Buchler were the spokespersons and presented a power point that explained the timeline of the commission's work. (att.). Mr. Tait stated bond money can only be used for what is stated in the resolution and will find out if money left over from the Canaan project can be used to remove the remaining foundation on the site. First Selectman Llodra said that debt is not being paid on unspent money.

1. **Community Center – Quisenberry Arcari – What is being designed:** Rusty Malik and Kevin McFarland were present to discuss project scope, program, design options and comparable facilities (att.) Mr. Malik and Mr. McFarland have met with the community center advisory committee as well as Parks & Recreation to receive feedback. The goal is to meet the budget and give the best design for the money. The cost to maintain the building needs to be considered; the building will get a lot of use and should include materials that will last. Quisenberry Arcari will provide options they will stand behind.
2. **Community Center – Caldwell & Walsh – Funding the design:** Mr. Deren and Mr. Cobelli were present to talk about preconstruction process steps (att). This job will be competitively bid. All estimates are based on level of design, starting very broad and getting narrower when the scope and prices become clearer. Caldwell & Walsh and Quisenberry Arcari will work together through the process. This will be a construction manager at risk project. If the project exceeds the guaranteed maximum price the cost to finish the project is the responsibility of the construction manager. A CM (Construction Manager) is on the project early enough and can offer numbers throughout the process and refine to meet the budget. There is more flexibility and you get more for your money with a CM. Mr. Deren said square foot numbers are not drivers, they are a measuring stick to see if you are in the realm. Buildings have more to do with the programming. Consultant fees, furniture, architecture costs and contingency are not included in the construction cost. The aquatics space is approximately 17,000 square feet, \$6.5 million program, which comes to \$368/square foot. The community space is \$4 million, which is \$257/square foot. Change in square footage cost has a lot to do with the site and the outdoor programming, which were previously unknowns. Square footage makes more sense once you get into the details. Based on information received from the architect, Caldwell & Walsh feels comfortable these numbers will give the town the building we want.
3. **Community Center – Public Building & Site Commission – Providing oversight:** Mr. Mitchell detailed the extensive process in choosing Architects and Engineers, which included narrowing down firms from twenty to ten to five before interviewing the final five. Public Building & Site conducted the interviews along with Parks & Recreation and the First Selectman. Over 400 hours was spent selecting the team. The highest qualified group, that also met cost requirements, were chosen. When there is a fixed budget a CM at risk is by far the best option. Mr. Mitchell said Public Site & Building (PBSC) can manage project oversight. The main goal of PBSC is to implement the project, monitor and manage the project to meet the defined functional requirements within the stated cost. They cannot change the design or the cost. PBSC looks at everything and interface with the CM and anyone involved in the project. Mr. Mitchell is very confident PBSC can handle this project. Selectman Rodgers said that because we knew the money we had at the beginning, it takes us out of some of the normal situations; we had to have a hybrid approach in terms of the way we proceeded with the project. He stated PBSC is an incredible resource that is a great asset to the town. Selectman Rosenthal questioned the role of the owner's representative. First Selectman Llodra said that all elements of the contract have been reviewed. Core items that need an owner's representative have been identified while other items have been removed. The design team will return to the Board of Selectmen in May with schematic design documents, which will define the scope and spaces within the project and include narratives. The documents will also include a more detailed estimate. The design development phase follows approval of the schematic design. The team also meets with PBSC.

VOTER COMMENTS: **Dan Rosenthal**, 9 Megans Circle asked if the town has explored the idea of regionalizing owner's representatives. First Selectman Llodra responded it has not been explored but is not without consideration. **Sue Ludwig**, 7 Russett Road believes the project should be design build and should the community center should welcome everybody; she feels the community center will serve few. **Meri Jitsukawa**, 9 Megans Circle asked if, as the plan and design progresses, there would be further studies on revenue sustainability. First Selectman Llodra will review the pro forma. She would like to see the project move forward while maximizing the spending. **Paul O'Leary**, 16 Russett Road asked if there would be an opportunity to review the design; functionality is important. **Rudy Magnan**, 60 Watkins Drive said the project needs to focus more on function than design. He would like to see a simple building that is more cost effective that satisfies the needs and wants of the community. First Selectman Llodra

stated there has been little conversation about design but a lot about function. **Kinga Walsh**, 21 Horseshoe Ridge said when information is clear and consistent, the public will understand.

NEW BUSINESS

Discussion and possible action:

1. **Road & Drainage Work Agreement, 96 Toddy Hill Road:** Mr. Bolmer was present to explain the subject road and drainage work agreement. Selectmen Rodgers moved to authorize the First Selectman to enter into a Road & Drainage Work Agreement concerning 96 Toddy Hill Road, "Site Plan, 96 Toddy Hill Road" as set forth in a memo from the Town Engineer dated March 15, 2017 (att.) Selectman Rosenthal seconded. All in favor.
2. **Business Incentive program revision:** Mr. Thompson, Mr. Rau and Ms. Preszler were present to speak about a revision to the business incentive program (att.) The Economic Development Commission voted unanimously to include incentive housing zone rental apartments as a consideration for the business incentive program to use as needed. This will be controlled by an existing program, Newtown's Incentive Housing Overlay Zone (IHOZ-10). Apartments contribute to diversity by allowing more choices to attract new residents or retain residents. Retaining and growing the population helps sustain the economy. This program allows the EDC to consider options and bring them forward. Each incidence must go through the Board of Selectmen and the Legislative Council. Selectman Rosenthal has difficulty, philosophically, with tax breaks for incentive housing for developers.
3. **Fair Housing Resolution:** Selectman Rodgers moved the Fair Housing Resolution Town of Newtown (att.). Selectman Rosenthal seconded. All in favor.
4. **Fair Housing Officer Resolution:** Selectman Rodgers moved to name Kimberly Chiappetta, Economic and Community Development & Fairfield Hills Coordinator, as the Fair Housing Officer for the Town of Newtown. Selectman Rosenthal seconded. All in favor.
5. **Transfer \$5,000 from Contingency to Selectman Other Expenses:** Mr. Hurley was present to explain the design. The poles are shaped in such a way as not to interfere with the nearby electrical wires. Selectman Rodgers moved to transfer \$5000 from Contingency (1-101-24-570-5899-0000) to Other Expenditures (1-101-11-100-5800-0000) (att.) Selectman Rosenthal seconded. All in favor
6. **Capital Resolutions to the referendum ballot:** Ms. Frampton was present to hold a public lottery to decide on the order the capital resolutions will appear on the ballot. Selectman Rodgers moved the attached six resolutions to the referendum ballot, Tuesday, April 25, 6am-8pm (att.). Selectman Rosenthal seconded. All in favor.
7. **Pension contribution 2017-18:** Mr. Tait spoke about the actuary report, October 31, 2016 which recommended an annual contribution for the town for FY 2018-18. Switching to a better best practice was recommended as well as reducing the discount rate from 7.5% to 7.0%. The Legislative Council decided to delay the 3 year phase in process by one year.
8. **Appointments/Reappointments/Vacancies/Openings:** Selectman Rosenthal moved the appointments of Steve Meeker (U) and Beth Hamilton (D) to fill the additional Board of Selectmen appointed seats created by the Charter revision for a term to expire 6/30/17. Selectman Rodgers seconded. All in favor.
9. **Driveway Bond Release/Extension:** Selectman Rodgers moved the driveway bond six month extension for Timothy Russell, 54 Toddy Hill Road, M45, B1, L45. The new expiration date will be October 14, 2017. Selectman Rosenthal seconded. All in favor.
10. **Tax Refunds:** Selectman Rosenthal moved the April 2017 refunds, no. 14, in the amount of \$7,571.61 Selectman Rodgers seconded. All in favor.

VOTER COMMENTS: **Ryan Knapp**, Jeremiah Road, speaking for himself, has concerns on the business incentive program revision. When incentives get to the council level they are typically already promised. He feels the incentive program is to incentivize development that otherwise wouldn't happen on a brownfields site or to incentivize development that might otherwise be lost to another community. Incentivizing housing has potential impact to the taxpayer and the school system. Urban areas have access to the rail line, job opportunities and social opportunities. The biggest attracter to Newtown is the school system. He feels the using the incentive under 830g is more Land Use than economic development. **LeReine Frampton**, 6 Pebble

Board of Selectmen
April 3, 2017

Road does not think apartments are economic development and shouldn't get a tax incentive.

EXECUTIVE SESSION: Selectman Rosenthal moved to enter executive session for a legal matter involving a civil suit related to an injury sustained at the Edmond Town Hall. Selectman Rodgers seconded. Executive session was entered into at 10:51pm and returned to regular session at 10:54pm with no action taken. The meeting was adjourned at 10:55pm.

Susan Marcinek, clerk

Attachments: (10) emails re: Community Center; P. Clark letter, 3/30/17; Finance Director Report; H. Rosenthal statement on proposed budget; P. Llodra memo on unanticipated revenue; NCCC commentary, 4/3/17; Quisenberry Arcari update; Caldwell & Walsh power point, 4/3/17; Road & Drainage memo, 3/15/17; Business Incentive Program memo; Fair Housing Resolution; Fair Housing Office Resolution; Transfer; excerpts of minutes (resolutions)



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Paul Hufziger via Newtown CT <vtstdmailer@vt-s.net>

Mon, Apr 3, 2017 at 4:07 PM

Reply-To: Paul Hufziger

To: first.selectman@newtown-ct.gov

Submitted on Monday, April 3, 2017 - 4:07pm

Submitted by user: Anonymous

Submitted values are:

Your Name: Paul Hufziger

Your e-mail address: hufziger@charter.net

Subject: Community Center

Message:

I am unable to attend this evening's meeting regarding the Community Center but I wanted to let you know that I am very disappointed with the direction the plans are taking. The majority of Newtown voters approved a well-developed and extensively discussed plan. The democratic will of the electorate is being disregarded. Newtown citizens spoke clearly that the Community Center should be centered on the Newtown youth who bore significant psychological trauma from the Sandy Hook shooting while still being available for ALL the Newtown community.

A downsized pool misses a unique opportunity to have a multi-purpose pool facility. The original sized pool approved by the electorate would attract not only a larger spectrum of ages but also important revenue from visitors in surrounding towns that lack such facilities. An inadequately sized pool will fail to attract incremental revenue and likely lead to an underutilization of the pool facilities.

Dedicated space for seniors also cuts against the notion of a community space. A separate dedicated space is age discriminatory and completely misses the point of a "Community" Center. Imagine the protest if the pool and rest of the Community Center was off limits to seniors. The Newtown leadership and Newtown seniors themselves have a responsibility to build bridges across the Newtown generations not erect walls to separate them. Newtown Seniors should consider reaching out to Newtown's youth to share their deep wisdom and experience not aim to lock them out.

Fundamentally the Community Center should help Newtown's youth heal and unite our community. Creating spaces with the specific intent of excluding others is not a unifying vision. If a dedicated senior space is still desired, it should not be a part of the Community Center envisioned and created by the grant plan as previously voted on by the electorate.

Thank you
The Hufziger Family



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Carrie Battaglia via Newtown CT <vtsdmailer@vt-s.net>

Mon, Apr 3, 2017 at 1:08 PM

Reply-To: Carrie Battaglia <

To: first.selectman@newtown-ct.gov

Submitted on Monday, April 3, 2017 - 1:08pm

Submitted by user: Anonymous

Submitted values are:

Your Name: Carrie Battaglia

Your e-mail address: carrie.battaglia@gmail.com

Subject: Community Center

Message: I am writing to express my concern over the Community Center plan. In April 2016, I voted for a 50 meter pool, zero entry pool, and large space for community. The plan was approved and I thought the town would move forward. Instead, we seem to be getting something different than what the town expected and voted for. In addition, somehow the price has gone up a significant amount and now the town needs to add \$3 million more for a senior center. There does not seem to be any transparency; it all seems very deceiving and mismanaged. It is both unfortunate and embarrassing that the town is not fulfilling its duty based on what the people voted for. This money was a generous gift that came out of enormous tragedy to help a community heal. The 26 families who lost loved ones and the entire town deserve better.



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Erin Corcoran via Newtown CT <vtstdmailer@vt-s.net>

Mon, Apr 3, 2017 at 1:06 PM

Reply-To: Erin Corcoran <erincorcoran@yahoo.com>

To: first.selectman@newtown-ct.gov

Submitted on Monday, April 3, 2017 - 1:06pm

Submitted by user: Anonymous

Submitted values are:

Your Name: Erin Corcoran

Your e-mail address: jegcorcoran@yahoo.com

Subject: Community Center pool

Message:

I would like to go on record that I am against a 4 lane lap pool and feel that a larger pool (50m) would serve this community better in the long run.



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Annette and Peter Nikolis via Newtown CT <vtsdmailer@vt-s.net>

Mon, Apr 3, 2017 at 9:22 AM

Reply-To: Annette and Peter Nikolis

To: first.selectman@newtown-ct.gov

Submitted on Monday, April 3, 2017 - 9:22am

Submitted by user: Anonymous

Submitted values are:

Your Name: Annette and Peter Nikolis

Your e-mail address: panikolis@yahoo.com

Subject: Community Center Proposal

Message:

I am aware that this evening there is a meeting being held regarding the new community center proposal. I am not able to attend but would like to express my views on behalf of myself and my husband. My husband works for GE and was part of the round table brainstorming committee to identify needs and wants of the town and residents after 12/14. It was clear that a community center was needed with a pool to accommodate children and adults for lessons, exercise and teams sports. Based on my understanding of the proposal, the current layout with a four lane pool does not meet those needs. The architecture also appears to be very extravagant so why not simplify it and spend the money on the pool. The NYA is a great example of this and is a wonderful asset to the town. The grant from GE should be used wisely and contracts should be scrutinized to make sure that every penny is being allocated appropriately. In reading the articles in the Newtown Bee, it appears as though there may be other options for contractors that could provide savings while meeting the original intended design. Thank you for all your efforts to date and please make sure that the voice of the town is represented in the final design.

Thanks,

Annette and Peter Nikolis



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Ed Seaver via Newtown CT <vtsdmailer@vt-s.net>

Mon, Apr 3, 2017 at 7:35 AM

Reply-To: Ed Seaver

To: first.selectman@newtown-ct.gov

Submitted on Monday, April 3, 2017 - 7:35am

Submitted by user: Anonymous

Submitted values are:

Your Name: Ed Seaver

Your e-mail address: edwardseaver@gmail.com

Subject: Community Center

Message: I am extremely disappointed in the manner that the changes to the Community Center have been handled. I feel the decision not to endorse a 50 meter pool as supported via multiple community discussions and voted on and approved last year is deceptive by the Board. The convenience to rely on one consultants estimates that support the wishes of the Board is misguided at best and possibly corruptive. I would hope the Board will seek a third consultants estimate to avoid any signs of mis-management.



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Dana Roth via Newtown CT <vtstdmailer@vt-s.net>

Sun, Apr 2, 2017 at 12:19 PM

Reply-To: Dana Roth

To: first.selectman@newtown-ct.gov

Submitted on Sunday, April 2, 2017 - 12:19pm

Submitted by user: Anonymous

Submitted values are:

Your Name: Dana Roth

Your e-mail address: dcroth21@aol.com

Subject: Community Center

Message: This new plan sounds like a senior center attached to a senior center.... definitely NOT what the families of this town voted for last year!



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Patrick Cooney via Newtown CT <vtstdmailer@vt-s.net>

Sun, Apr 2, 2017 at 10:29 AM

Reply-To: Patrick Cooney

To: first.selectman@newtown-ct.gov

Submitted on Sunday, April 2, 2017 - 10:29am

Submitted by user: Anonymous

Submitted values are:

Your Name: Patrick Cooney

Your e-mail address: pjceltic@msn.com

Subject: Community center

Message:

We do not need a community center or another pool to add to our taxes for maintenance. The high taxes in turn lower our property values.

That said - common sense question here - how does a town of this size share a four lane lap pool? Who's private pool are we building?

Also - why are we not sending it out for a true competitive bid. The corruption is shameful.

Patrick Cooney

6 Grace Moore Road

Sandy Hook, CT 06482



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Andy Stubbs via Newtown CT <vtstdmailer@vt-s.net>

Sun, Apr 2, 2017 at 9:41 AM

Reply-To: Andy Stubbs

To: first.selectman@newtown-ct.gov

Submitted on Sunday, April 2, 2017 - 9:41am

Submitted by user: Anonymous

Submitted values are:

Your Name: Andy Stubbs

Your e-mail address: acstubbs@yahoo.com

Subject: Original plan vote

Message: I was a little surprised to hear the original plan for community center that was approved by vote is now morphing into something else completely. I would appreciate having the CC with pool as planned in the vote when this is completed. Thank you.



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Robert Pielli Jr via Newtown CT <vtstdmailer@vt-s.net>

Sun, Apr 2, 2017 at 9:29 AM

Reply-To: Robert Pielli Jr

To: first.selectman@newtown-ct.gov

Submitted on Sunday, April 2, 2017 - 9:29am

Submitted by user: Anonymous

Submitted values are:

Your Name: Robert Pielli Jr

Your e-mail address: bpielljr@gmail.com

Subject: Community Center

Message:

Based on a misleading price per square foot that was used to generate a proposal for a CC, I feel the voters voted on a project that was misleading in size and costs. Current, and supposedly accurate, costs estimates and scope - demand a revote on this project.

Stop trying to push forward a project that voters really didn't vote for. Dumbing down a project to fit a budget that surely will go overboard isn't in the best interest of the town. If it can't fit within the \$10m gift and the \$5m to run it for 5yrs, move on and start again.

And seriously, no other place in town can be found that suitable to build?? There seems to be a lot of site work involved to build on the FH location. Betcha voters didn't know that either...

Thank you....



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Form submission from: Contact the Board of Selectmen

Susan ludwig via Newtown CT <vtstdmailer@vt-s.net>

Sun, Apr 2, 2017 at 8:45 AM

Reply-To: Susan ludwig

To: first.selectman@newtown-ct.gov

Submitted on Sunday, April 2, 2017 - 8:45am

Submitted by user: Anonymous

Submitted values are:

Your Name: Susan ludwig

Your e-mail address: susan_ludwig@sbcglobal.net

Subject: Community center

Message:

Dear BOS members,

I would like to let you know that I am opposed to a 4 lane lap pool for the community center. I feel like the town has not represented the people's wishes. We voted and approved an "up to" (clever and deceptive language) 50 meter pool. I would rather have nothing than the pool you are planning now. This new plan should go to another vote before it is implemented. People feel like they are getting bait and switch. We are angry and feel deceived. People think this is Pat Llodras plan from 3 and a half years ago that was scrapped and she bided her time to get it implemented when we turned our back. Stop and do what the people voted for.

Susan Ludwig



March 30, 2017

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

Dear Pat:

Just for clarification, Claris Construction has absolutely no desire to design or build or be involved in any way with the construction of the Community Center. Any opinions or comments I'm making about the project are solely as a resident of Newtown.

Caldwell and Walsh, the Construction Manager, has an exceptional reputation and I am confident you've chosen the right contractor for the project.

Sincerely,



Philip Clark

cc: Francis G. Pennarola, Esquire

LC 3/29/2017 2017-18 BUDGET ADJUSTMENTS

2017 - 2018 BUDGET - LEGISLATIVE COUNCIL ADJUSTMENTS					COMMENTS
3/29/2017	2017-2018 BUDGET	LEGISLATIVE COUNCIL	2017-2018 BUDGET	LEGISLATIVE COUNCIL	
FUNCTION / DEPARTMENT / ACCOUNT	BOARD OF FINANCE	COUNCIL	ADOPTED	ADOPTED	
	RECOMMENDED	ADJUSTMENTS			
MEDICAL SELF-INSURANCE CONTRIBUTION					
VARIOUS DEPARTMENT GROUP INSURANCE ACCOUNTS	3,336,274	(63,630)	3,272,644		Due to improved medical claims experience since last analysis.
PENSION CONTRIBUTION					
VARIOUS DEPARTMENT RETIREMENT CONTR ACCOUNTS	1,500,485	(133,030)	1,367,455		Delay planned phase in to change in actuarial calculation and change in discount rate till next year.
DEBT SERVICE					
BOND PRINCIPAL	6,780,694	(14,500)	6,766,194		Estimate replaced by actual amounts from March
BOND INTEREST	2,344,780	(173,906)	2,170,874		bond issue. \$152,968 in interest adjustment represents the bond premium on the new issue.
TOWN HALL BOARD OF MANAGERS					
CONTRIBUTIONS	95,000	(10,000)	85,000		Reduce contribution to ETH BOM.
HIGHWAY					
ROAD IMPROVEMENTS	1,750,000	(250,000)	1,500,000		Reduction in road improvements would leave \$1,500,000 in the general fund and \$1,000,000 in the CIP funded by bonds (\$2,500,000 total)
POLICE					
CONTRACTUAL SERVICES	57,475	(20,000)	37,475		Reduction per Chief of Police.
EDUCATION					
EDUCATION LINE ITEM	74,827,438	(800,000)	74,027,438		Justification: Medical self insurance \$173k; pension \$55k; BOE 2016-17 operating surplus \$265k; delay maint projects \$272; delay pay to play price reduction \$35k.
	114,901,745	(1,465,066)	113,436,679		
INTERGOVERNMENTAL REVENUES (STATE)					
EDUCATION COST SHARING GRANT		(1,500,000)			Reduce state revenue estimate due to expected state reductions in municipal aid. The budget reductions above will offset the effect of this action.
EDUCATION					
EDUCATION LINE ITEM		(1,031,481)	72,995,957		To account for an increase in special education grants applied directly to the BOE budget. See BOE budget page 178. The grant revenue of \$1,022,579 is expected to be increased by \$1,031,481. If it does not get increased by this amount the LC will make the BOE whole.

BUDGET ADJUSTMENTS TO THE BOS/BOE PROPOSED 2017-18 BUDGETS

HOW DID WE GET FROM BOS/BOE TO LEGISLATIVE COUNCIL (TO DATE) - 2017-18 BUDGET AMOUNTS

Expenditures	Board of Selectmen	Board of Education	Total Budget	
Board of Selectmen proposed budget	41,251,019			
Board of Education proposed budget		75,120,605		
Total Budget			116,371,624	
Board of Finance reductions:				
Energy contract finalized	(17,141)	(18,167)	(35,308)	
Misc public safety reductions	(34,678)		(34,678)	
Misc recreation reductions	(34,560)		(34,560)	
Dalio Foundation Grant Offset		(145,000)	(145,000)	
BOE 2016-17 operating surplus		(103,000)	(103,000)	Prepay last sewer assessment bill
BOE 2016-17 operating surplus		(27,000)	(27,000)	Use to do listed maintenance project in 2017-18
Legislative Council reductions:				
Medical self-insurance contribution	(63,630)	(173,000)	(236,630)	Reduced due to favorable medical claims experience since last analysis
Pension contribution	(133,030)	(55,000)	(188,030)	Delay phase in of new method and discount rate. Use original actuarial report.
Debt service savings from new bond issue	(188,406)		(188,406)	Replace estimate with actual (bond issue was March 2017); use premium from bond issue.
Highway road improvements	(250,000)		(250,000)	Keep the same budget amount as prior year (also bonding \$1,000,000 for roads in 2017-18)
Misc deductions	(30,000)		(30,000)	
BOE 2016-17 operating surplus		(265,000)	(265,000)	Use to do listed capital items in 2017-18
Delay maintenance projects		(272,000)	(272,000)	Does not effect any safety items.
Delay pay to play price reduction		(35,000)	(35,000)	
Increase state special education grant		(1,031,481)	(1,031,481)	Special education grant goes directly to BOE budget, offsetting expenditures.
which results in a decrease				If additional amount does not materialize the LC will make the BOE whole.
Total reduction	(751,445)	(2,124,648)	(2,876,093)	
Total Budget	40,499,574	72,995,957	113,495,531	
Realized savings after BOS/BOE				
Delayed items (normally not done)				
Misc budget reductions				
Intergovernmental Revenue (state) reductions:				
Finance Director	(907,000)			Increase in the grand list enabled this reduction (with out increasing taxes)
Board of Finance	(579,000)			Budget reductions above and change in tax collection rate enabled this reduction (with out increasing taxes)
Legislative Council	(1,500,000)			Budget reductions above enabled this reduction (with out increasing taxes)
	(2,986,000)			
Budget reduction used to offset revenue reduction				

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2017-18 BUDGET TO DATE

SUMMARY OF EXPENDITURES				
	2016 - 2017 AMENDED	2017 - 2018 LC TO DATE	Increase / (Decrease)	Percent Change
TOWN SERVICES				
WAGES & SALARIES	12,168,068	12,428,713	260,645	2.1%
FRINGE BENEFITS	5,582,265	5,761,907	179,642	3.2%
INSURANCE	1,130,000	1,185,500	55,500	4.9%
OPERATING EXPENSES	7,238,272	7,087,159	(151,113)	-2.1%
CAPITAL	2,606,684	2,528,342	(78,342)	-3.0%
CONTINGENCY	138,702	200,000	61,298	44.2%
CONTRIBUTIONS TO OUTSIDE AGENCIES:				
TOWN AGENCIES	2,249,007	2,317,044	68,037	3.0%
OTHER AGENCIES	78,842	53,842	(25,000)	-31.7%
TOTAL MUNICIPAL SERVICES	31,191,840	31,562,507	370,667	1.2%
CAPITAL FINANCING - DEBT SERVICE	9,325,474	8,937,068	(388,406)	-4.2%
TOTAL BOARD OF SELECTMEN BUDGET	40,517,314	40,499,575	(17,739)	0.0%
BOARD OF EDUCATION	73,665,065	72,995,957	(669,108)	-0.9%
TOTAL TOWN OF NEWTOWN BUDGET	114,182,379	113,495,532	(686,847)	-0.6%

2017-18 TAX INFORMATION TO DATE

TAX INFORMATION:		2016 - 2017	2017 - 2018	
NET TAXABLE GRAND LIST		3,083,371,154	3,111,006,402	0.90%
AMOUNT OF REVENUE TO BE RAISED BY CURRENT TAXES		100,571,352	103,110,767	
ASSUMED TAX COLLECTION RATE		99.00%	99.20%	
TAX LEVY		101,587,224	103,942,305	
MILL RATE		33.60	33.91	
TAX RATE PERCENT		1.62%	0.93%	

2017-2018 Proposed Budget

I have some serious concerns about the decisions made by the Legislative Council at their last meeting, both with regard to the General Government Budget request unanimously approved by the Board of Selectmen and the budget as a whole.

From my reading of the article in *The Newtown Bee*, it appears that the way the Council wants to handle the uncertainty with regard to State revenue to Newtown is to reduce budgetary expenditures in both the General Government and Education budgets that will be submitted to the voters for approval and then later increase or decrease those items depending on the revenue ultimately approved for Newtown by the State Legislature. Thus, the budget that the voters will be asked to approve will not be an honest budget due to a lack of transparency.

The only budgetary power that is provided to the voters by our Charter is the approval of expenditures, not the mill rate or local revenues, i.e., local property taxes, but the very important ability to control spending. If the voters will be asked to approve artificially reduced budgetary expenditures which can later be increased by Council appropriation of possible State revenue, then the voters will lose their ability to really control spending. Especially, considering that the items reduced were things such as pension and medical contributions plus maintenance items in the education budget and roads in the general government budget.

I believe that a much more transparent approach would be to present the voters with a spending plan that is required to fund the services that the public needs and deserves. It can be explained to voters that, unlike most years, the estimated mill rate necessary to fund those expenditures may not be as accurate as usual. In other words the mill rate that will ultimately be set by the Council will likely be either lower or higher than the one currently projected depending upon State revenues. However, the voters will determine what the Town will spend in 2017-18. The Charter does not have a time limit for setting the mill rate, so the LC should wait as long as they can (cash flow issues providing) until they have a better idea about the State budget.

I particularly object to the reduction of \$250,000 for Capital Roads and the very petty reduction of \$10,000 for the Edmond Town Hall Board of Managers. With regard to the former, the Capital Road budget request was already \$250,000 behind the plan set in place several years ago because last year the proposed \$250,000 increase was removed from the operating budget and funded by the appropriation of revenue generated by a bond premium. Thus, this reduction will put us \$500,000 behind which means a \$750,000 increase for the fiscal 2018-19 budget in order to be on track. This LC action had less than 1/10 of a mill impact on taxes.

As for the Edmond Town Hall, the First Selectman had already significantly reduced the budget request presented by the Edmond Town Hall Board of Managers which we then approved and sent to the Board of Finance. This further reduction is almost mean spirited, because it will have no impact on the mill rate, but will impact the Board of Managers' efforts to maintain the

building. We, the Board of Selectmen, should urge the Legislative Council to restore the Capital Road and Board of Managers' line items to our original request.

TO: Members of the Legislative Council, through Chair Jacob

FROM: Pat Llodra

DATE: March 30, 2017

SUBJ: Unanticipated revenue

I support the idea of LC action to restore support for 'critical' items or initiatives should we find ourselves in the hoped-for circumstance of having revenue/resources that are beyond what is needed to fund the approved budget.

As discussed at the March 29 LC meeting, the specter of very impactful state budget actions has drawn us into reducing appropriations for purposes that lie at the core of sound fiscal management as in funding a modified pension plan and for prudent care of municipal assets as in roads and buildings. I know that under more normal circumstances these actions would not have been considered.

Restoring funds for capital road work lies at the top of my list if the LC finds itself able to address some of the reductions. Roads are the one town asset that all residents share. Roads also serve our business community, and commercial/industrial facilities. The condition of roads is very present in the experience of all our residents and those who come here to work, shop, dine, or recreate. Good roads add to the quality of life for those we ask to pay the taxes we levy.

Second on my priority list is restoration of funds originally identified for maintenance at school buildings. To defer/delay these maintenance items is false economy that ends up a greater burden in a very short period of time.

Third priority, then, is the pension. If funds become available I would want us to begin the three year protocol to modify the pension plan and fund accordingly. I am concerned that next year's LC might again delay the implementation of the three-year protocol and we then are on that slippery slope of can kicking.

Other priorities fall into line behind these three items.

Thank you for considering my perspective, and thank you for the commitment and insight you have shown throughout this difficult budget development process.



COMMENTARY
April 3, 2017
Board of Selectman
Discussion

“Community – It’s Everything”♪

Newtown Community Center Commission Final Proposal

The Newtown Community Center or “Hub”

- Main building of ~18,000 sf to include: ›
 - Large entry/common area ›
 - Modular/multi-purpose rooms ›
 - A large “great room” for events, arts, and gatherings ›
- 50 meter, 8 lane pool with one bulkhead ›
- Zero-entry activity pool ›
- Dedicated space for the Legacy Foundations ›
- Standard features: storage, locker rooms, family restrooms, spectator seating ›

Per Newtown Recovery &

Resiliency Team:

“Many people heal in different ways, but most heal when they are together with others” . ›

›

The Commission’s vision is a true hub for coming together based on a broad range of interests. ›

Community Center Referendum Ballot & Explanatory Text

TOWN OF NEWTOWN BALLOT EXPLANATORY TEXT April 5, 2016 Referendum

*Prepared by Debbie Aurelia Halstead, Newtown Town Clerk
In accordance with C.G.S. 9-369b*

“Shall the \$14,550,000 special appropriation and \$5,000,000 bond authorization for the planning, design, and construction of a Newtown Community Center be approved?”

If approved at referendum, \$14,550,000 will be appropriated to plan, design, and construct a community center for the Town of Newtown. Five million dollars (\$5,000,000) of that amount is to be bonded as identified in the approved 2016-2017 Capital Improvement Plan. The balance of the money comes from a \$10,000,000 grant to the Newtown community from the GE Corporation.

The project anticipates a facility of some 43,000 square feet comprised of two main features, including at least 13,000 sq ft of flexible, programmable space for general community use and an aquatics component with two pools, a lap pool of up to 50 meters and a zero-entry pool. The facility will be located on the Fairfield Hills Campus, adjacent to the NYA. Site work, parking and support features such as locker rooms, offices, and bathrooms are included in the project.

This resolution adopted by the Board of Selectmen, Board of Finance, and Legislative Council is submitted to a referendum vote of electors of the Town and persons qualified to vote who are not electors to be held at the Newtown Middle School located at 11 Queen Street on Tuesday, April 5, 2016, between the hours of 6:00 a.m. and 8:00 p.m. Applications for absentee ballot should be made to the Office of the Town Clerk at 3 Primrose Street, Newtown, Ct.

The full text of the resolution as prepared by Robinson & Cole and adopted by town government is on file and available for public inspection in the Office of the Town Clerk, 3 Primrose Street, Newtown CT.

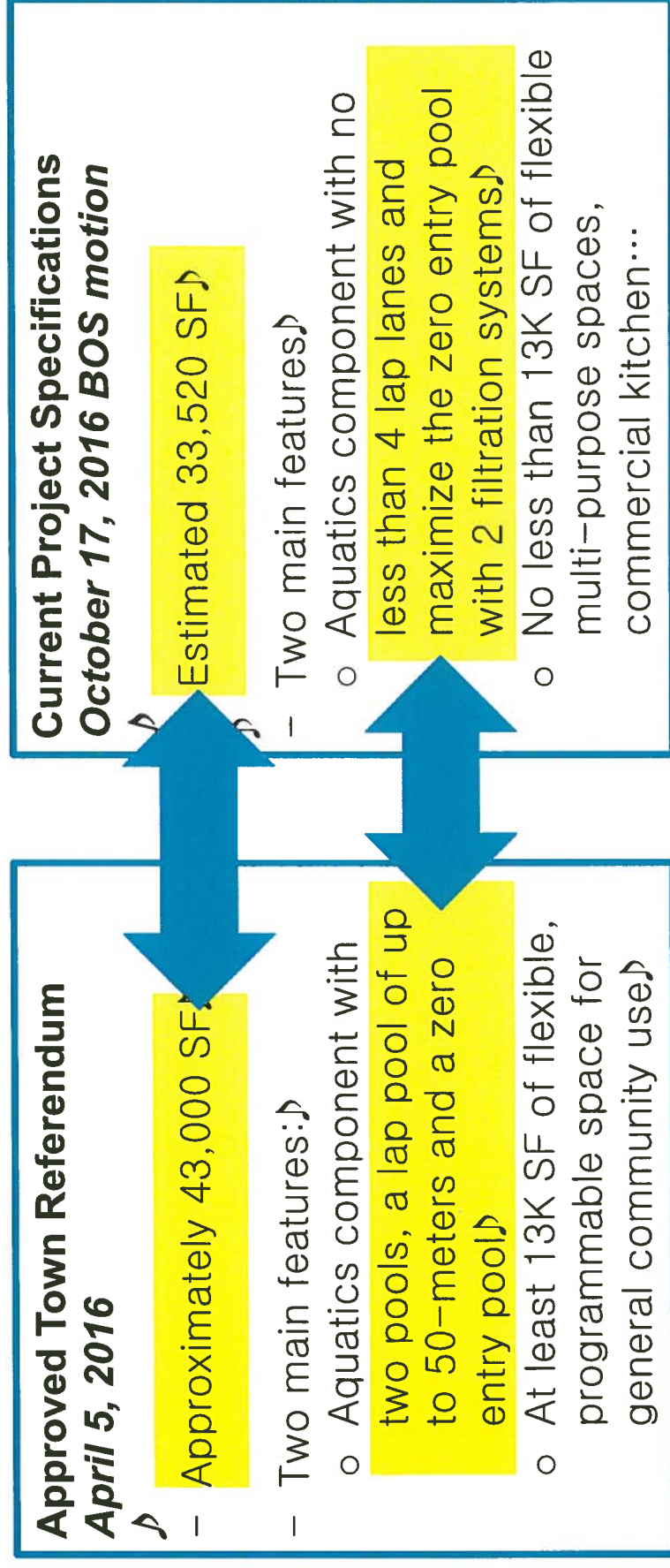
The project anticipates a facility of some 43,000 square feet comprised of two main features, including:

1. At least 13,000 sq ft of flexible, programmable space for general community use and
2. An aquatics component with two pools, a lap pool of up to 50 meters and a zero-entry pool

The facility will be located on the Fairfield Hills Campus, adjacent to the NYA

Site work, parking and support features such as locker rooms, offices, and bathrooms are included in the project

Differences Over Time -- Amenities (1 of 2)



Differences Over Time -- Costs (2 of 2)

Estimated Construction Costs Per Square Foot		
February 13, 2016	October 17, 2016	March 20, 2017
Diversified Project Management (DPM)	Diversified Project Management	BOS Meeting – Estimate Recap
\$215 Dry Space	\$250 Dry Space	\$300 Dry Space
\$250 Wet Space	\$300 Wet Space	\$450 Wet Space
Total: \$344*	Total: \$459	Total: Pending

* \$344 per SF for 43,500 SF and \$348 per SF for 43,000 SF

Members of NCCC/Advisory Committee are asking...

Can the integrity of the original community center proposal, as voted on by residents in April 2016, be maintained?

- What collaborative and cooperative steps can the Town of Newtown, the NCCC/Advisory Committee, architects, builders, and residents take to achieve this goal?



Topic for Discussion (1 of 2)

Building Costs and the impact on the Center's amenities

1. What is the MOST cost-efficient approach to properly build the proposed Center -- voted on and approved by residents -- for the lowest price per square foot?♪
2. Once determined, what options does this afford us related to the size of the pools and the Center's amenities?♪
3. Finally, does a financial gap exist between point #2 above and the proposed Center voted on and approved by residents? If so, resident communication should be planned including outline of options.♪

♪

Food for Thought: Can the Town utilize the \$1.2million in savings from Canaan House demolition/abatement to remediate balance of foundation to create a clearer site?♪

Topic for Discussion (2 of 2)

Building Process and the impact on the Center's amenities

1. Is the current DBB (design–bid–build) project delivery system process still the most advantageous given project goals, delivery hopes, cost concerns, possibility of delivering lower than anticipated end product as well as site conditions? ›
2. How can the current schematic better align with the resident input and feedback gathered throughout 2015 into early 2016? ›
3. How does a 20%+ decrease in total square feet impact resident expectations – and more importantly, needs? ›
4. What changes are needed to the timeline in order to gain better resident understanding and support?

Next Steps?



"Community - It's
Everything."

APPENDIX

*Reference Images



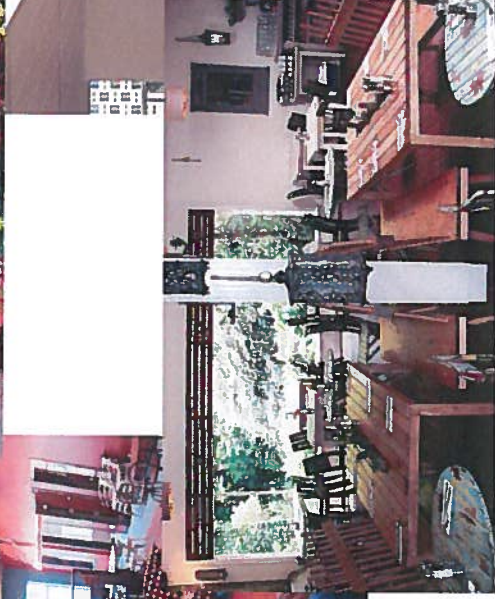
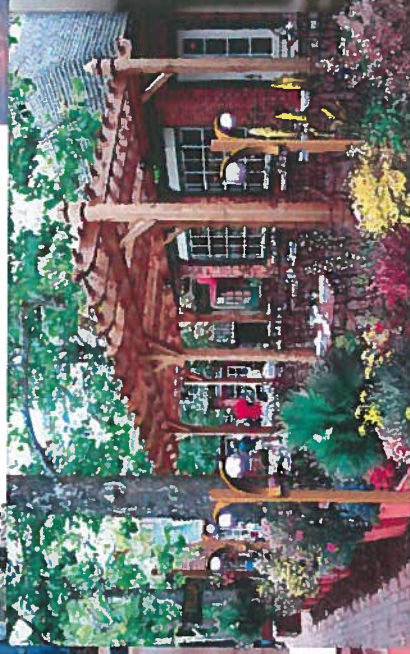
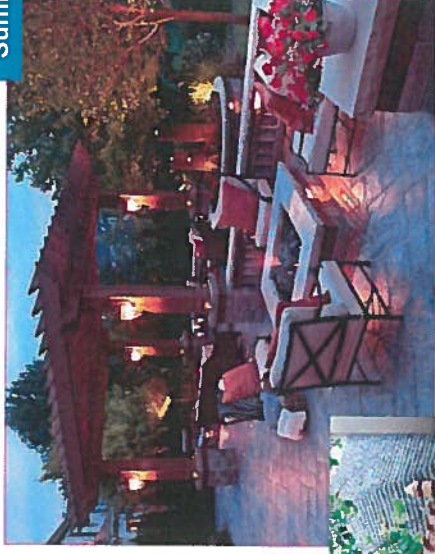
*Goat's Farm Arts Center Atlanta GA

- Large 5,000 SF open space venue
- High ceiling with grid for lighting
- Flexible walls for arts exhibits & theatre backings
- Flat staging area
- Flexible seating



Reference Images

Executive
Summary



Reference Images

Executive
Summary



Reference Images

Executive
Summary

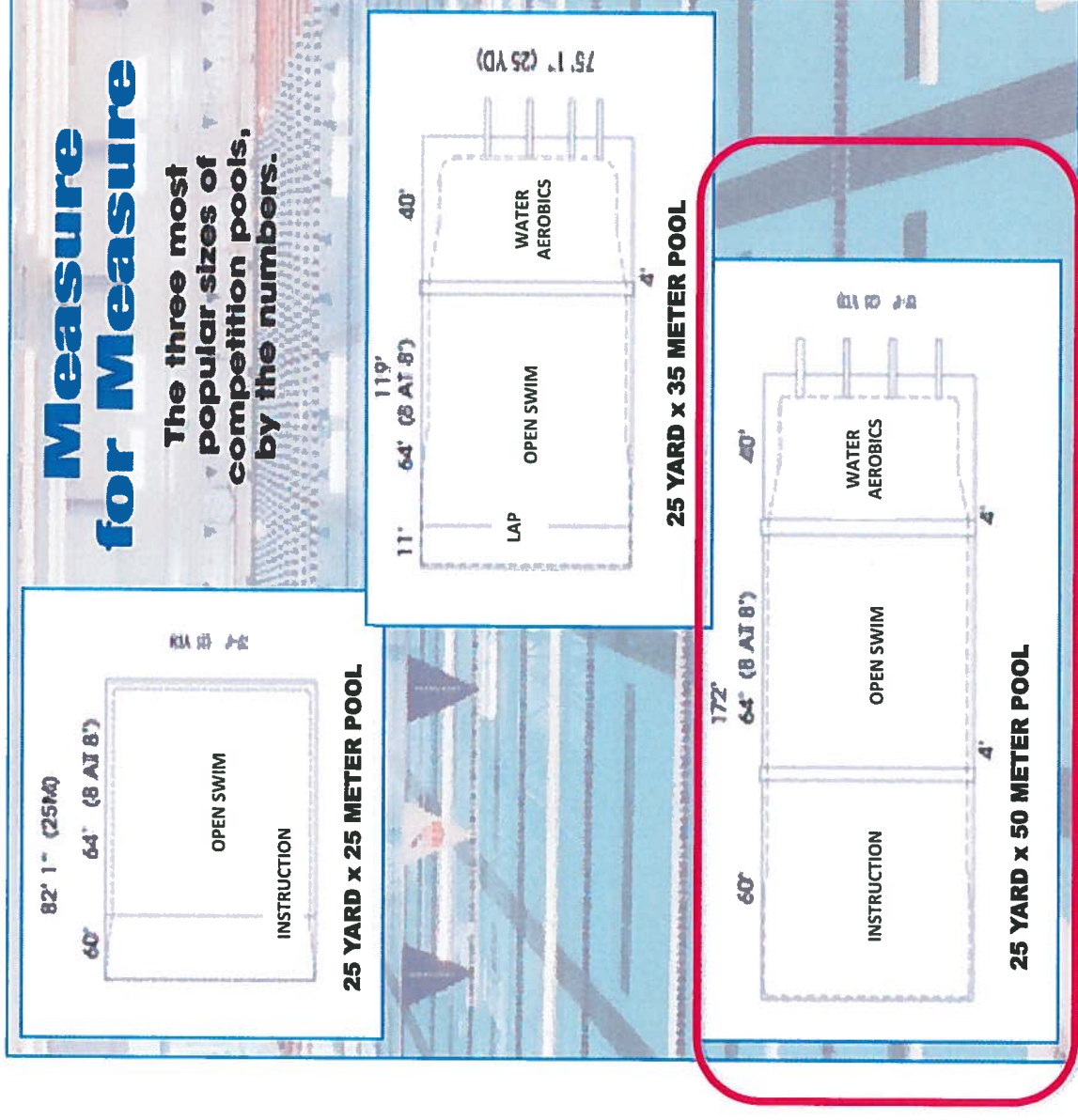


newtown
NEWTOWN
COMMUNITY
CENTER
COMMISSION



Reference Images

This graphic provides a nice visual of how a 50 meter pool (versus a 25 yard pool) can be segmented to provide multiple activities at the same time via the use of bulkheads. More space, provides more options for residents.♪



October 17, 2016 Board of Selectman Motion

Community Center Proposal per 10/17/16 minutes:♪

♪ Selectman Rosenthal moved to forward to owners representative {STV/DPM} to carry to the design professionals, a community center project that includes an aquatics area with no less than 4 lap lanes and maximize the zero entry pool with two filtration systems and all the support functions that are associated with an aquatics component; no less than 13,000 square feet of flexible multi-purpose spaces, commercial kitchen, appropriate offices, restrooms and storage and designed to accommodate a master plan to include a future addition.♪

Construction Estimate Comparison

	STV/DPM Estimate 2/13/2016+			STV/DPM Estimate 10/17/2016 BOS Presentation*			CURRENT ESTIMATE RECAPPED AT 3/20/17 BOS MEETING##		
	Cost/sf	sq foot	Total	Cost/sf	sq foot	Total	Cost/sq foot	Total SF	Total
Cost/sf DRY	215	16,500	\$3,547,500	250	13,000	\$3,250,000	300	13,000	\$3,900,000
Cost/sf WET	250	32,000	\$8,000,000	300	20,520	\$6,156,000	450	20,520	\$9,234,000
Total		48,500	\$11,547,500		33,520	\$9,406,000		33,520	\$13,134,000
Construction estimate:									
Total			\$11,547,500			\$9,406,000			\$13,134,000
Furniture/Fixers (TOTAL)	Actual from estimate			Actual from estimate			HYPOTHETICAL Estimates for demonstration purposes only:@		
Pking: based on total SF			\$400,000			\$525,000			\$475,000
Site			\$562,500			\$500,000			\$525,000
			\$461,900			\$300,000			\$375,000
SUBTOTALS:			\$12,971,900			\$10,731,000			\$14,509,000
Owners/Consultant Fees	10%		\$1,297,190	12.50%		\$1,346,741	10%		\$1,450,900
10% Contingency	(note this estimate only included 5%)		\$713,455	10%		\$1,207,774	10%		\$1,595,990
TOTAL			\$14,982,545			\$13,285,515			\$17,555,890

Gap vs \$15million budget: **\$2,555,890**
 Change in total square feet vs 2/13/16: **(14,980)**
 % DECREASE in square feet vs 2/13/16: **30.90%**

+ NCCC February 2016 presentation pg. 14
 * Option 2 estimate used only. Option 1 reflects 38K sf for total estimated cost: \$14,949,454
 ## Actual cost/sf provided by owner's rep from STV/DPM
 @ Hypothetical estimates costs per line item and bottom line total. Assumes, however, 3/20/17 BOS meeting costs as presented.

Estimated Cost to Build – Original Square Footage at Current Costs

STV/DPM Estimate Cost/square foot	2/13/16		CURRENT ESTIMATE RECAPPED AT 3/20/17 BOS MEETING##		Total
	Cost/square foot	Total SF	Cost/square foot	Total SF	
Cost/sf DRY	215	16,500	300	13,000	\$3,900,000
Cost/sf WET	250	32,000	450	20,520	\$9,234,000
Total		48,500		33,520	13,134,000
Construction estimate:					
Total					\$13,134,000
HYPOTHETICAL Estimates for demonstration purposes only: @					
Furniture/Fixers (TOTAL)		\$400,000			\$475,000
PKing: based on total SF		\$562,500			\$525,000
Site		\$461,900			\$375,000
SUBTOTALS:		\$12,971,900			\$14,509,000
Owners/Consultant Fees	10%	\$1,297,190	10%		\$1,450,900
10% Contingency	(note this estimate only included 5%)	\$713,455	10%		\$1,595,990
TOTAL		\$14,982,545			\$17,555,890
Gap vs \$15million budget:					\$2,555,890

+ NCCC February 2016 presentation pg. 14

Actual cost/sf provided by owner's rep from STV/DPM

@ Hypothetical estimates costs per line item and bottom line total. Assumes, however, 3/20/17 BOS meeting costs as presented.

Square Foot Comparison: Detail

SQUARE FOOT ESTIMATE COMPARISONS: APRIL 2016 VS MARCH 2017

April 5, 2016 Explanatory Text	
	Total SF
MINIMUM DRY SF	13,000
Estimated Aquatics	30000
Total SF:	43,000

CURRENT ESTIMATE OUTLINED AT 3/20/17 BOS MEETING	
	Total SF
Total Dry	13000
Total Aquatics	20520
Total SF:	33,520

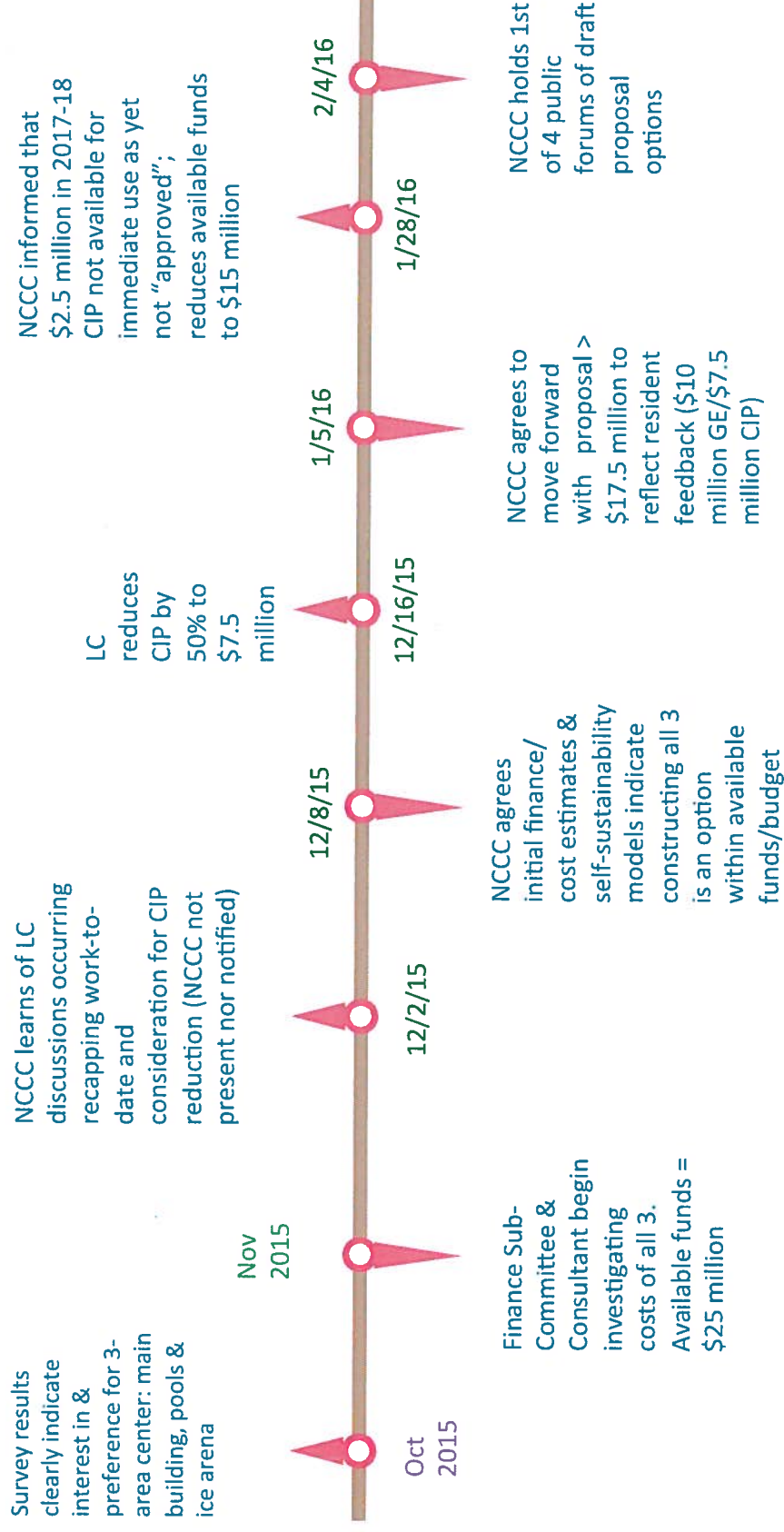
Change in total square feet:

(9,480)

% DECREASE:

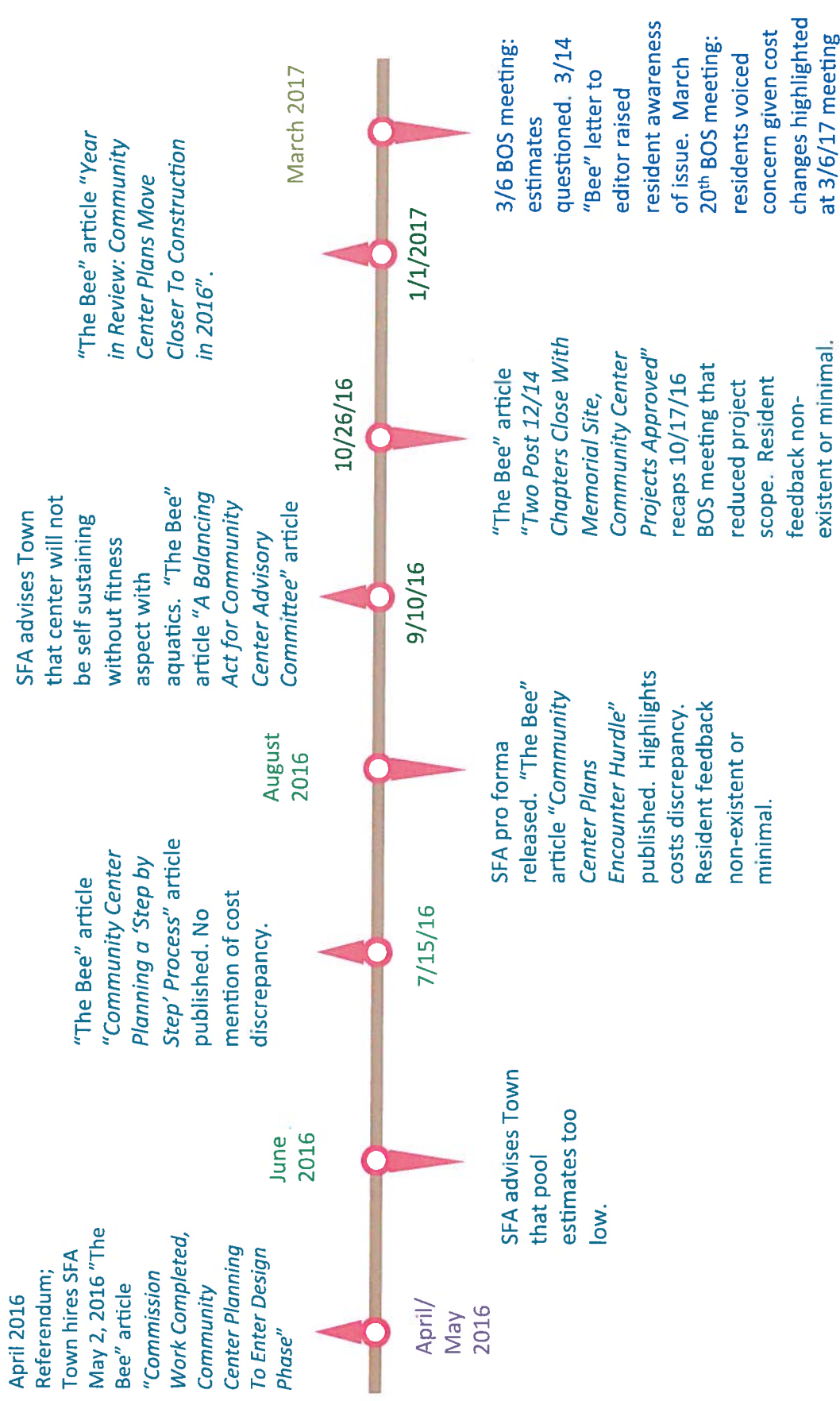
22.00%

Proposal Development Timeline



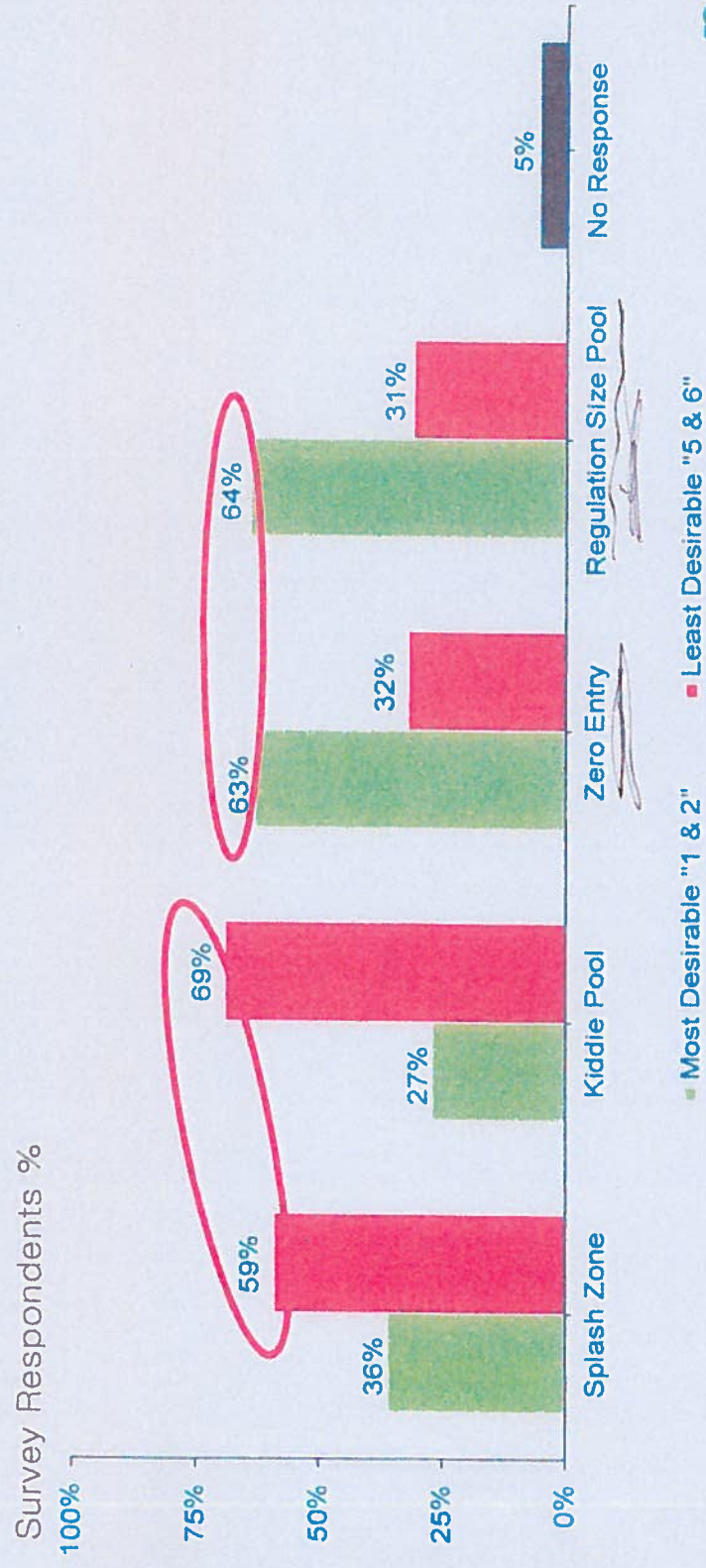
From NCCC final presentation February 2016

Meetings & Communications: March 2016 – January 2017



Indoor Aquatics Preferences

Q. When considering the possibility of Indoor Aquatics at the Community Center, please rank the following statements from 1 to 6 with "1" being "most desirable" and "6" being "least desirable"



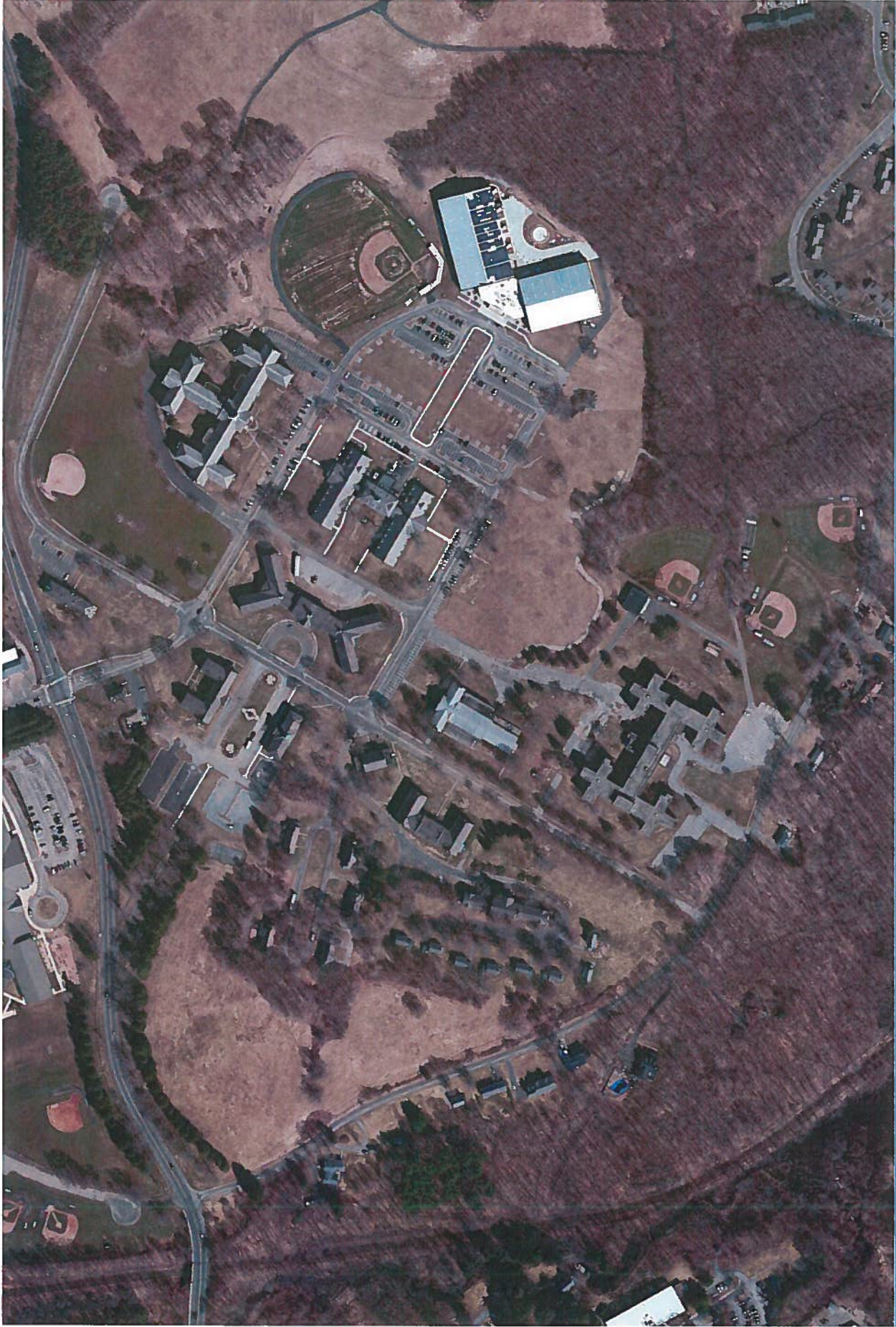
**Aquatics Drill Down
Community Survey September 2015
Option Descriptions**

A regulation size pool that would support that would support competitive swimming activities, masters swim programs, water polo, as well as open swimming, diving lessons, scuba lessons, water certification programs.

A gradual entrance (zero entry) pool that would allow easy entrance for seniors, young children and physically challenged citizens, supporting open swimming as well as activities such as aquatics swim classes.

A separate "kiddie pool" for toddlers and young children.

A "splash zone" with interactive fountains, a water slide, and other family friendly amusements.



NEWTOWN COMMUNITY CENTER

Board of Selectmen Update
April 3, 2017

Community Center Project Scope – Option 2

Features

Aquatics Area — Single Pool
Zero-entry, recreational activity pool, approximately 6000 sf
Limited lap lanes, water features
Family Changing Rooms, Men's and Women's Changing Rooms
Aquatics Storage and Mechanical Equipment Rooms

Approximately 13,000 sf of flexible multipurpose spaces
Large assembly space with ability to divide and combine rooms
Rooms for art, dance, fitness, recreation, etc.

Common lounges, Gallery space
Teaching kitchen with commercial appliances
Concessions Area
Administrative offices, restrooms, storage

Outdoor community gathering spaces and amenities

Benefits

Increased community use and programming
NHS pool dedicated to competitive activities and events
Lower construction cost
Lower operating costs
Funds available for outdoor features and activity pool features

Concessions

Loss of second competitive aquatics venue
Requires greater vigilance of maintenance issues to prevent pool closure



Board of Selectmen's Motion

"... a community center project that includes an aquatic area with no less than 4 lap lanes and maximizes the zero-entry pool with two filtration systems and all the support functions that are associated with the aquatics component; no less than 13,000 SF of flexible multipurpose spaces, commercial kitchen, appropriate offices, restrooms and storage designed to accommodate a masterplan to include future addition..."

Program & Scope Changes that Impact Budget:

1. Two Pools and Filtration Systems
2. Site Development Cost
3. Foundation Systems

Construction Cost Estimate

Option 2	Square Footage	Cost per SF	Construction Estimate	Furniture & Equipment	Project Costs
Community Center	13,000 sf	@ \$250 /sf =	\$3,250,000	\$325,000	
Aquatic Center - Single Activity Pool	20,520 sf	@ \$300 /sf =	\$6,156,000	\$200,000	
Parking Areas	200	@ \$2,500 ea	\$500,000		
Site Development Costs			\$300,000		
Subtotals			\$10,206,000	\$525,000	\$10,731,000
Owners Consultants & Fees					\$1,346,741
Project Contingency at 10%					\$1,207,774
Total Cost Estimate					\$13,285,515



NEWTOWN COMMUNITY CENTER

PROJECT SCOPE

Newtown Community Center

Master Program

Function	Suite	Room Name	Space Needs	Area (net)
Lobby	Community Center Main Lobby / Entry			
Lobby	Vestibule			100
Lobby	Lobby			500
Food	Café / Vending			200
Admin	Community Center Administrative Offices			
Admin	Reception Desk			75
Admin	Open Office			750
Admin	Sec./Receptionist			
Admin	Asst. Secretary			
Admin	P/T Asst.			
Admin	P/T Office Asst.			
Admin	Program Supervisors			
Admin	Copy/Filos/Work Areas			
Admin	Director	Amy M.		160
Admin	Asst. Director	Roseann R.		125
Admin	Asst. Director - Aquatics	CPO, Future		125
Admin	Asst. Director - Marketing	Future		125
Admin	Admin. Asst. - Finance	Future		125
Admin	Rec. Supervisor	Future		125
Admin	Sm. Conf. Room			50
Admin	Elec/Data Closet			50
Admin	Storage			100
MP Room	Multi-Purpose Room			
MP Room	Room A			1,000
MP Room	Room B			1,000
MP Room	Room C			1,000
MP Room	Room D (Pool Party Room)			1,000
MP Room	Chair / Storage			150
MP Room	Chair / Storage			150
MP Room	Misc. Storage			100
Food	Kitchen			800
Food	Kitchen			50
Food	Dry Storage			40
Food	Office			800
Classroom	General Classroom 1	CR1		800
Classroom	General Classroom 2	CR2		800
Classroom	Soft Classroom	CR3		500
Classroom	A/C Classroom 1			800
Classroom	A/C Storage			100
Classroom	A/C Storage / Future Kln			50
Toilets	Toilets			200
Toilets	Men's Toilet			200
Toilets	Women's Toilet			125
Toilets	Exterior Men's Toilet			125
Toilets	Exterior Women's Toilet			125

Newtown Community Center

Master Program

Function	Suite	Room Name	Space Needs	Area (net)
Service	Building Services			
Service	Electric Room			100
Service	IT/Data Closet			100
Service	Mechanical Room			175
Service	Water / Fire Service			50
Service	Custodial Office/Work Room/Building Storage			250
Service	Custodial Closet		Remote	50
Pool	Natorium			
Pool	Lap Pool		4 Lanes (7' x 75')	2,100
Pool	Recreational Pool			4,000
Pool	Deck Space			2,500
Pool	Life Guard Station			50
Pool	Life Guard Office			100
Pool	Pool Eq. Storage			150
Pool	Small Eq. Storage			100
Pool	Pool Mech. Room			400
Pool	Family Locker Room			75
Pool	Men's Locker Room			80
Pool	Women's Locker Room			80
Fitness	Dance/Exersize 1			
Fitness	Dance/Exersize 2			
Fitness	Storage			600
Fitness	Storage			100
Fitness	Storage			100

Board of Selectmen's Motion

"... a community center project that includes an aquatic area with no less than 4 lap lanes and maximizes the zero-entry pool with two filtration systems and all the support functions that are associated with the aquatics component; no less than 13,000 SF of flexible multipurpose spaces, commercial kitchen, appropriate offices, restrooms and storage designed to accommodate a masterplan to include future addition..."

Community Center Space 15,565 SF
Pool & Support 17,670 SF
Total Building Area 33,235 SF



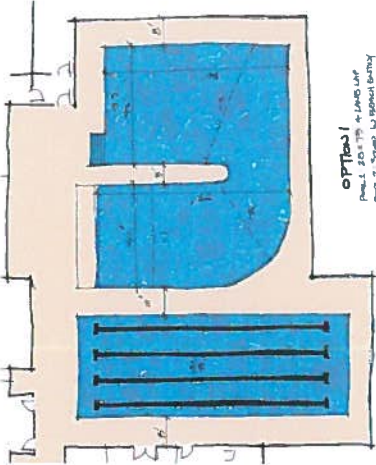
NEWTOWN COMMUNITY CENTER

PROGRAM



NEWTOWN COMMUNITY CENTER

PROGRAM



OPTION ONE – TWO POOLS

Separate Filtration Systems

Pool 1 - 4 Lap Lanes

Pool 2

- Beach Entry
- Learn to Swim
- Play Features



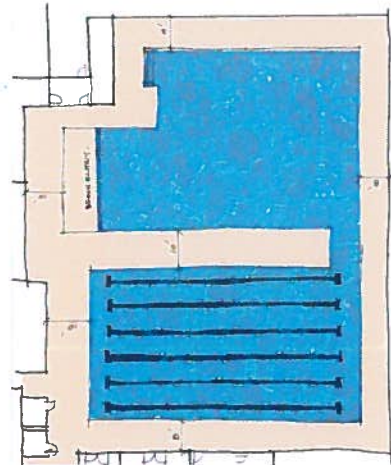
PREFERRED POOL OPTION

Separate Filtration Systems

Pool 1 - 5 Lap Lanes

Pool 2

- Beach Entry
- Learn to Swim
- Play Features



OPTION TWO – ONE POOL

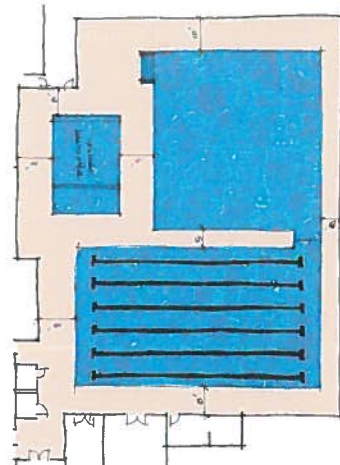
Single Filtration Systems

6 Lap Lanes

Beach Entry

Learn to Swim

Play Features



OPTION THREE – TWO POOLS

Separate Filtration Systems

Pool 1 - Toddler “Beach”

Pool 2

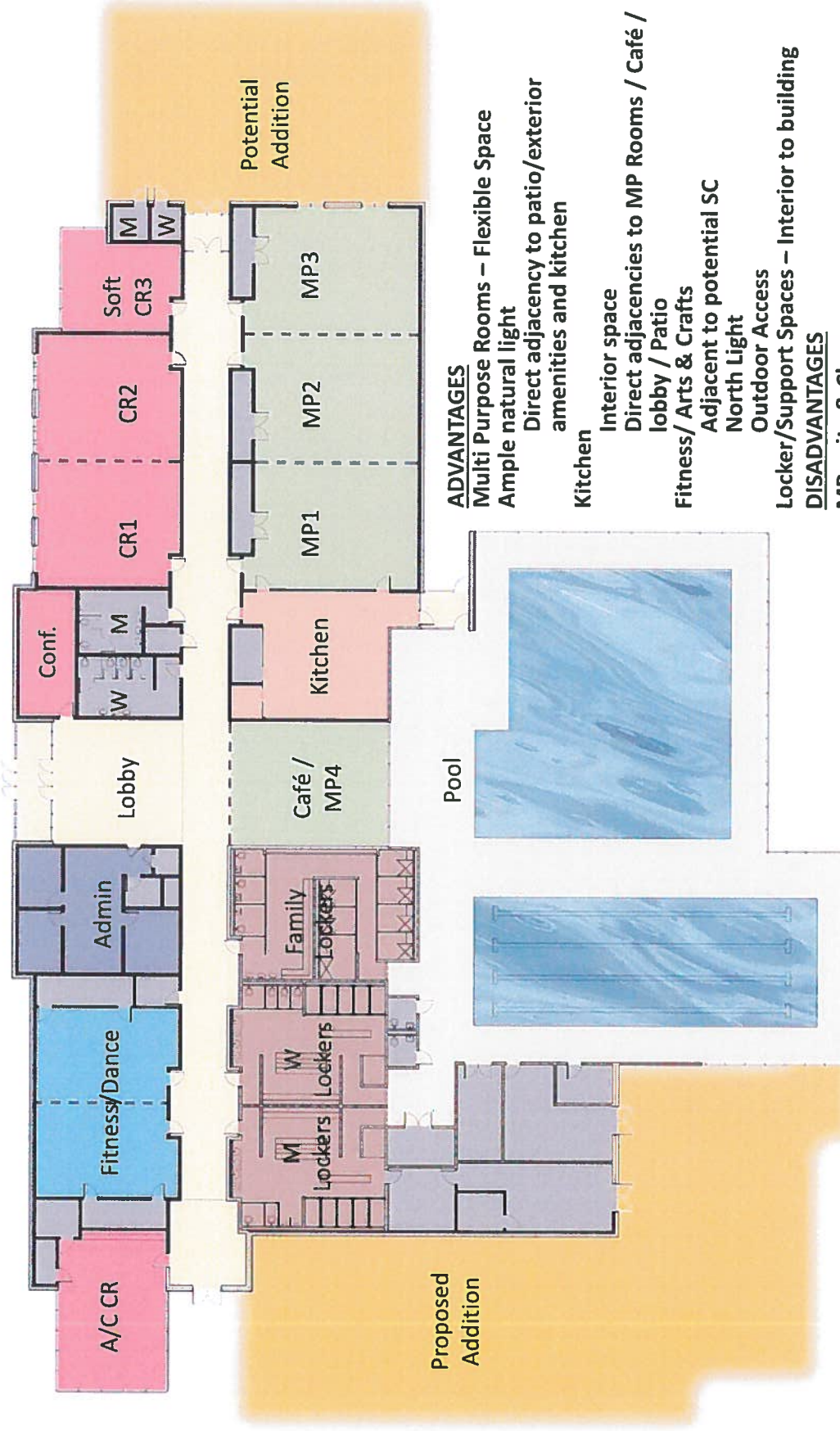
- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp

Project Alternate 6 Lap Lanes



NEWTOWN COMMUNITY CENTER

PROGRAM



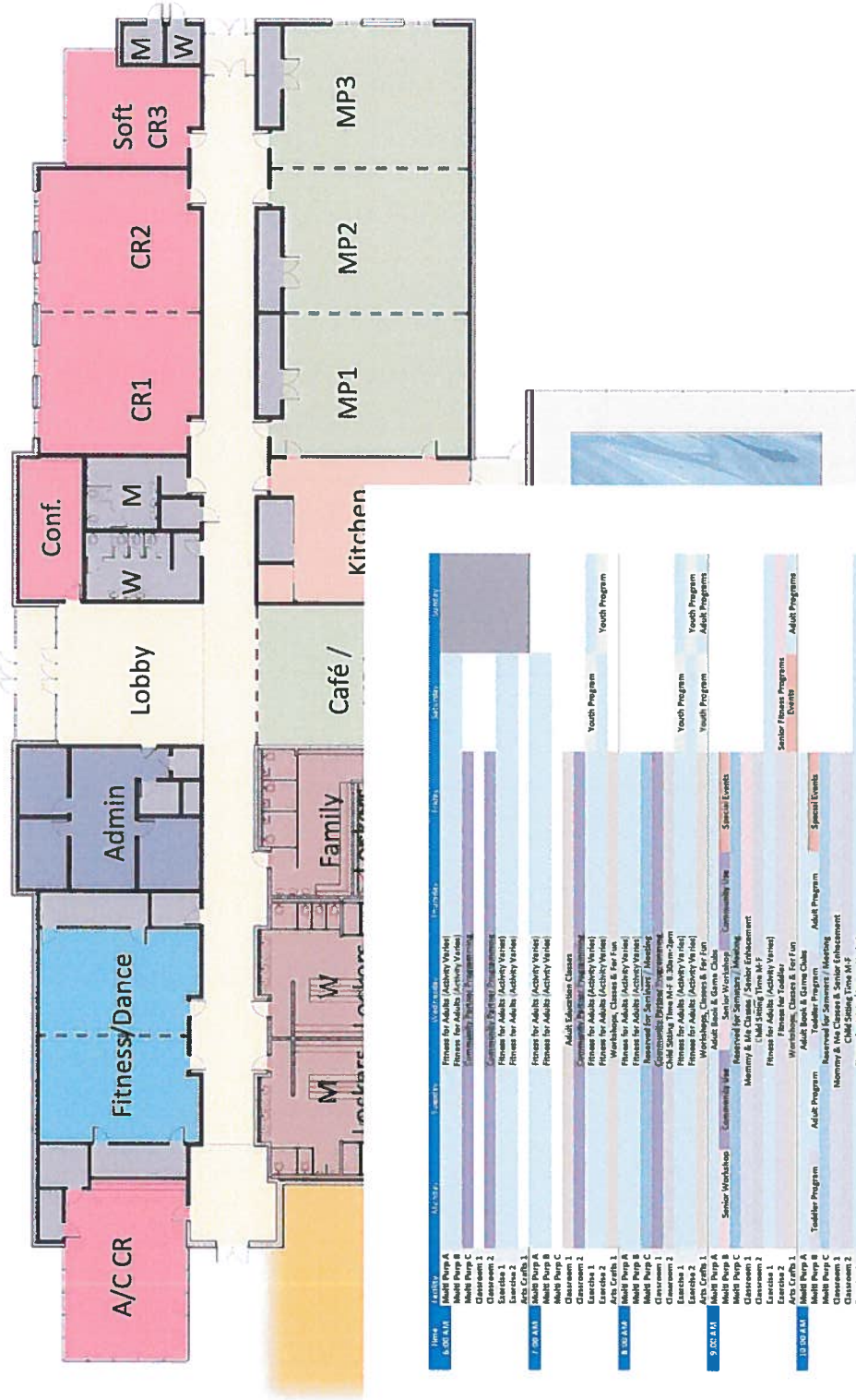
- ADVANTAGES**
- Multi Purpose Rooms – Flexible Space
 - Ample natural light
 - Direct adjacency to patio/ exterior amenities and kitchen
 - Kitchen
 - Interior space
 - Direct adjacencies to MP Rooms / Café / lobby / Patio
 - Fitness/ Arts & Crafts
 - Adjacent to potential SC
 - North Light
 - Outdoor Access
 - Locker/Support Spaces – Interior to building
- DISADVANTAGES**
- MP suite & Classrooms
 - Not proximate to potential SC
 - Kitchen
 - Not proximate to potential SC
 - Access for delivery & Service

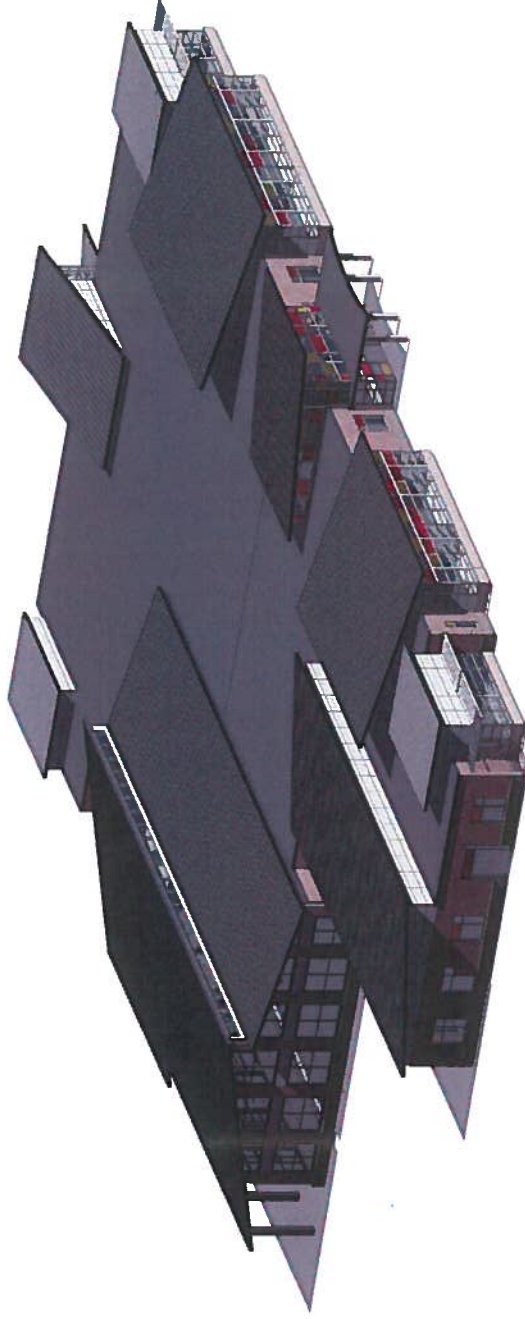
NOTE - Schematic Design will be based on this layout.



NEWTOWN COMMUNITY CENTER

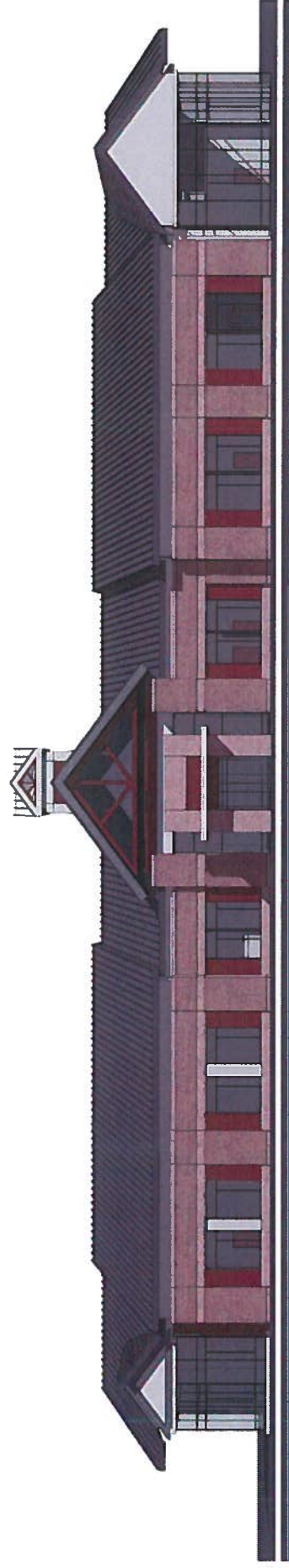
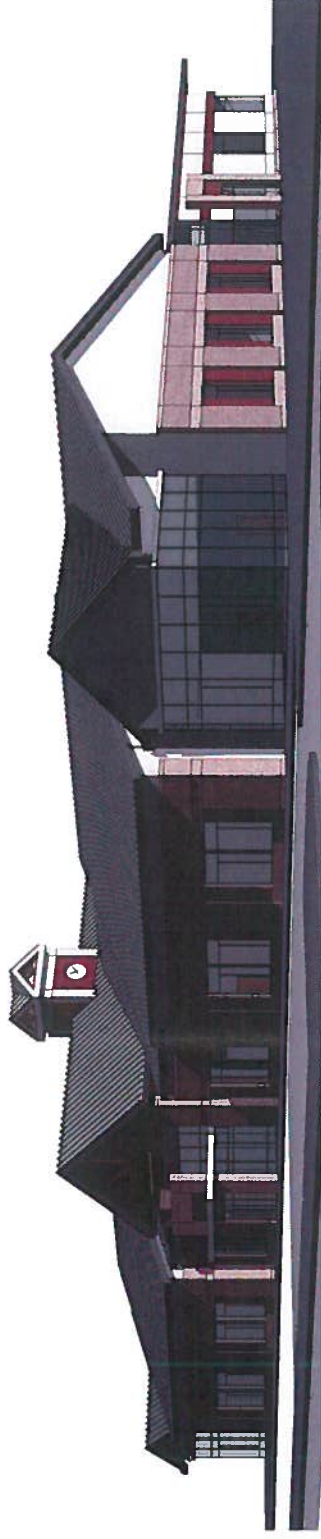
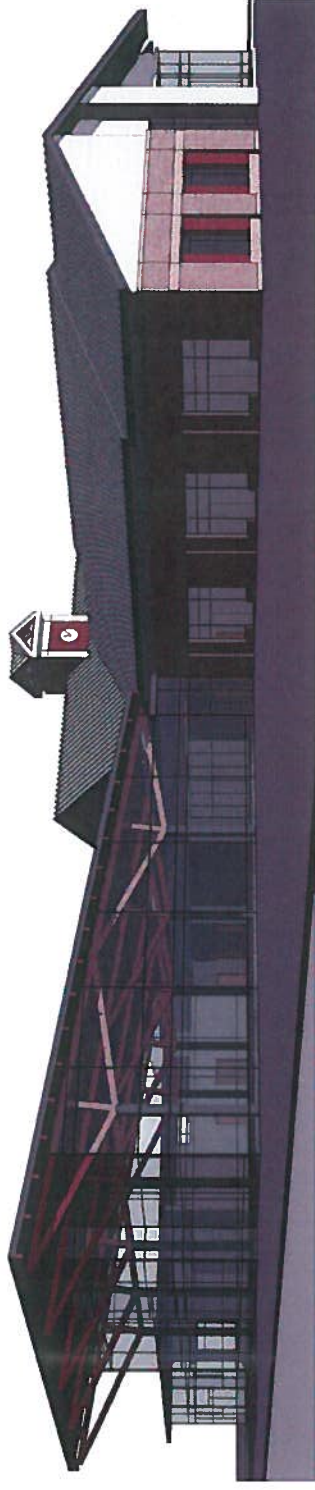
PLAN OPTION A





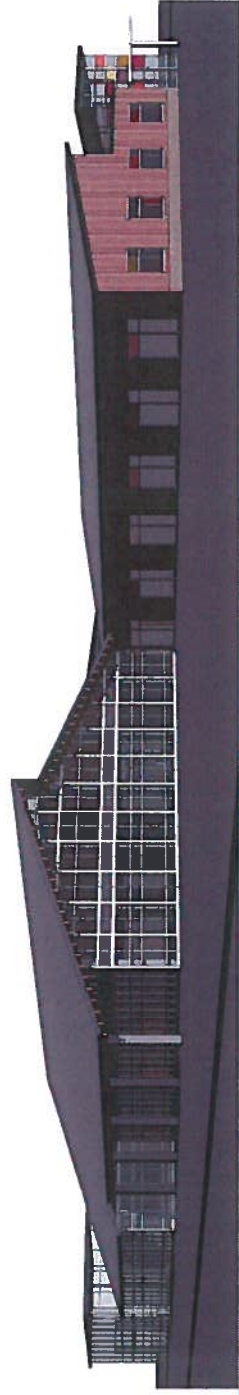
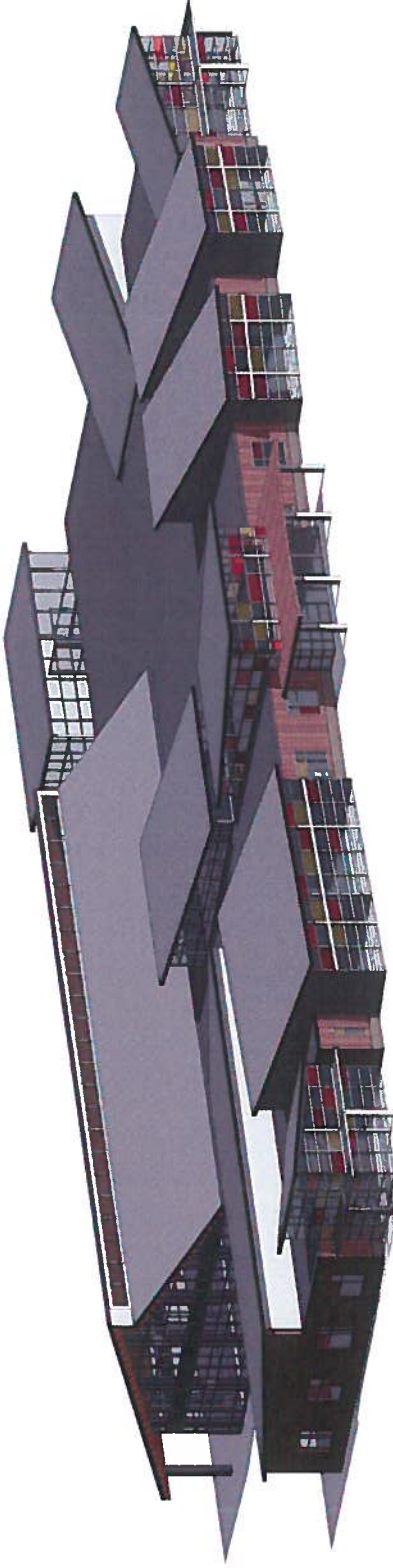
NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS

Newtown, CT
 Population 27,560
 Building Area 33,235
 Construction Date 2018
 New Construction
 Construction Cost – \$12.1 M
 Cost Per SF - \$364/SF*
 Facility Includes

- **No Senior Center**
- **No Gymnasium**
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 5 Lane & Rec
- Commercial Kitchen

Ridgefield, CT
 Population 24,638
 Building Area 53,000
 Construction Date 2002
 New Construction
 Construction Cost \$13.0 M
 Cost Per SF \$245/SF - \$382/SF*
 Facility Includes:

- **No Senior Center**
- **No Gymnasium**
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 4 Lane & Rec
- Warming Kitchen

Trumbull, CT
 Population 36,018
 Building Area 40,500
 Construction Date 2017
 New Construction
 Construction Cost \$13.0 M
 Cost Per SF \$321/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 4 Lane & Rec
- Warming Kitchen

Mansfield, CT
 Population 24,558
 Building Area 37,500
 Construction Date 2003
 Renovated School
 Construction Cost \$8.4 M
 Cost Per SF \$224/SF - \$342/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 6 Lane & Therapy
- Warming Kitchen

Groton, CT
 Population 40,115
 Building Area 40,000
 Construction Date 2010
 Renovation & Addition Project
 Cost \$9.0 M
 Cost Per SF \$225/SF - \$280/SF*
 Facility Includes:

- Senior Center
- Gymnasium Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- **No Pool**
- Commercial Kitchen

Branford, CT
 Population 28,026
 Building Area 32,850
 Construction Date 2017
 Renovation & Addition
 Project Cost \$9.5 M
 Cost Per SF \$289/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- **No Pool**
- Warming Kitchen

Wilton, CT
 Population 26,510
 Building Area 39,605
 Construction Date 2016
 Renovated Existing School
 Project Cost \$10.5 M
 Cost Per SF \$265/SF - \$284/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- **No Pool**
- Warming Kitchen

Darien, CT
 Population 26,510
 Building Area 34,000
 Construction Date 2014
 Renovated Existing School
 Project Cost \$6.0 M
 Cost Per SF \$177/SF - \$202/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- **No Pool**
- Commercial Kitchen

* SF Cost comparison based on projected escalation to 2018 at 3.5% per year



NEWTOWN COMMUNITY CENTER

Comparable Facilities (Const. Cost)

CM Preconstruction Phase Overview

- Design estimates phase
- Competitive bidding of all contracts phase
- Bid reviews / best and final numbers phase
- Award of contracts phase
- Guaranteed maximum price / buyout savings

Process Steps Explanations

The Design / Estimates Phase

Conceptual

Schematic

Design Docs

Bid Docs

- Estimates based on levels of design
- Constructability reviews for each phase
- Working with team to verify budget numbers at EACH section of design to ensure adherence to project programming and budget

Process Steps Explanations

Competitive Bidding of All Contracts

- After bid documents phase
- Each and every contract is competitively bid to multiple subcontractors
- A minimum of 3 bids necessary for each trade contract
- All contracts are bid in the public forum
- CM tracks bidders and coordinates all RFIs
- Sealed bids are received and opened in the presence of the Owner or Owner Representative

Process Steps Explanations

Bid Reviews / Best & Final Numbers

- Bid are reviewed by CM for compliance with bid documents
- Detailed written scope sheets allow for side by side review of bids
- Scope sheets sent to each bidder and CM meets with bidders to review
- Once scopes are reviewed bidders are asked for best and final number
- CM recommends award to Owner or Owner Representative

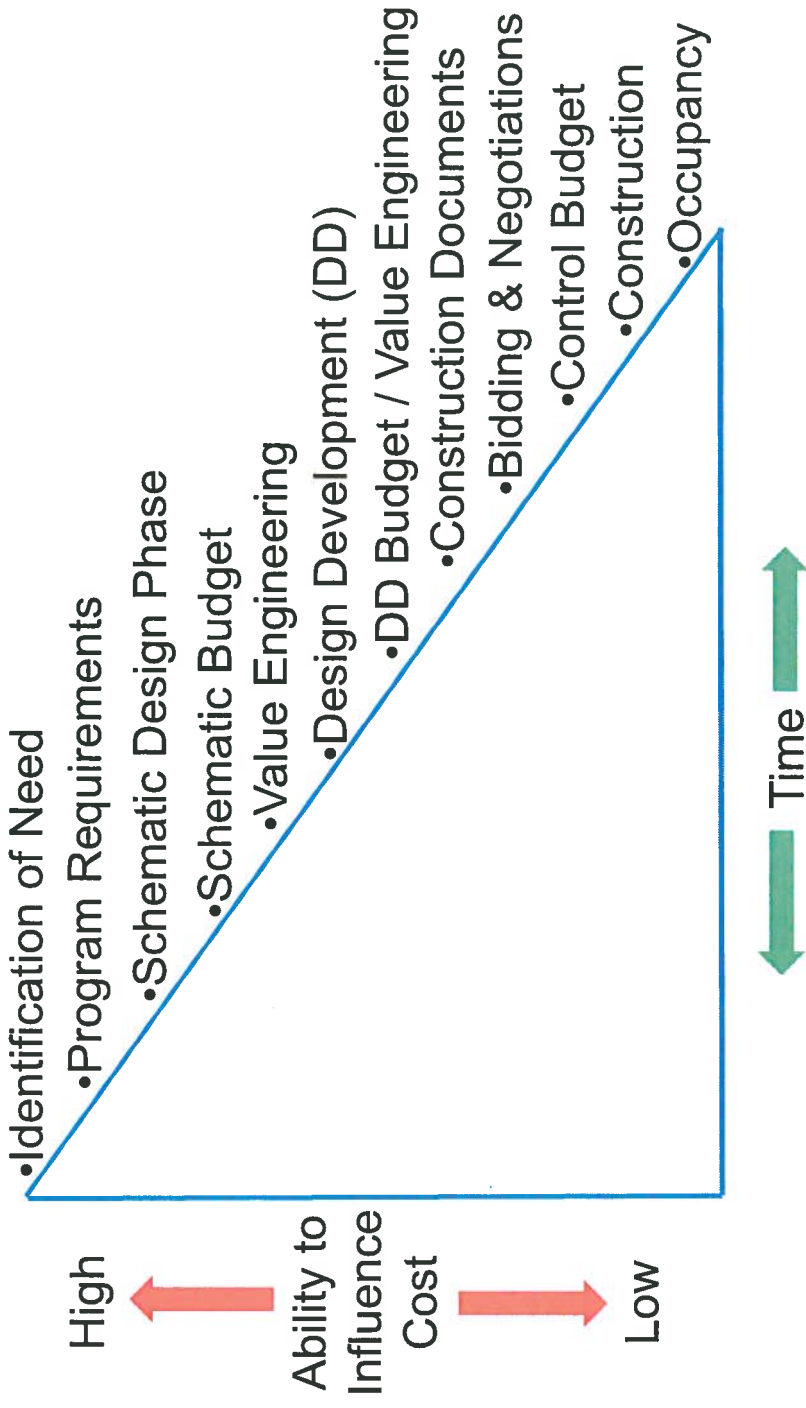
Process Steps Explanations

Buyout Savings / Guaranteed Maximum Price

Buyout Savings

- After best and final from bidders and owner approval contracts are awarded for construction
- GMP- CM Fees are Fixed for Construction Phase
- Buyout savings – all savings go back to the Owner
- Contingency – unused goes back to the Owner
- Construction Phase Begins

Preconstruction: The Best Opportunity to Influence Budget & Schedule



Budget-based on Concept Design

Site		
Sitework	\$1,600,000	\$48 / s.f.
Building		
Community Center Spaces (15,565 s.f.)	\$4,000,000	\$257 / s.f.
Aquatics Spaces (17,670 s.f.)	\$6,500,000	\$368 / s.f.
Total Construction Costs		\$12,100,000 \$364 / s.f.
Project Development		
Consultant Fees / Testing / FFE	\$1,900,000	\$57 / s.f.
Design Contingency/Escalation	\$1,000,000	\$30 / s.f.
Total Project Cost		\$15,000,000 \$451 s.f.



ENGINEERING DEPARTMENT
4 Turkey Hill Road
Newtown, Connecticut 06470
Tel. (203) 270-4300
Fax (203) 426-9968




RONALD E. BOLMER, P.E.
Town Engineer
ron.bolmer@newtown-ct.gov

TOWN OF NEWTOWN
OFFICE OF THE TOWN ENGINEER

DATE: March 15, 2017

TO: E. Patricia Llodra, First Selectman

FROM: Ronald E. Bolmer, P.E., Town Engineer 

RE: Road & Drainage Work Agreement, 96 Toddy Hill Road
"Site Plan, 96 Toddy Hill Road"

The above subject Road & Drainage Work Agreement is for drainage and pavement work to be done on Toddy Hill Road as part of a proposed subdivision. The scope of the work includes installing drainage on a portion of the road as well as repaving the affected portion of the road with asphalt. I have adjusted the price of the work from \$17,850.00 to \$31,200.00. This change is primarily due to the increased scope of the work and revised construction costs. Upon action by the Board of Selectmen notification should be sent to:

Viade Development
17 Woodbine Road
Woodbridge, CT 06525

TOWN OF NEWTOWN
BUSINESS INCENTIVE PROGRAM

On February 21, 2017 the Economic Development Commission voted unanimously to change the Town of Newtown, Business Incentive Program to be consistent with the State Statute, CGS 12-65b and add an eligibility previously left out of the list. This will also apply Connecticut General Statute CGS Section 124b, 8-13m, Incentive Housing Zones, to ensure that we meet the intent of State programs. This will be guided by Newtown Zoning regulation IHOZ-10 defining Incentive Housing Overlay Zones.

Our current Town of Newtown Business Incentive Program states:

PAGE 1, APPLICATION AND ELIGIBILITY, *Eligibility Requirements*, Line item 3:

3. The provisions of this program shall apply only if the improvements expand production and/or the capacity of a business involved in at least one of the following uses:

- a. Office
- b. Retail
- c. Manufacturing
- d. Warehouse, storage or distribution
- e. Information technology
- f. Recreational facilities
- g. Research and Development

Connecticut General Statute 12-65b allows for this incentive program to be applied to residential use. We believe that the intent of the program is to incent activities that contribute significantly to the commercial economic base and health of the towns and cities.

We ask that the Board of Selectman support the EDC's addition to page 1 of the Town of Newtown, Business Incentive Program as follows:

PROPOSED ADDITION TO PAGE 1, APPLICATION AND ELIGIBILITY, *Eligibility Requirements*,
Line item 3 h. Incentive Housing Zone Rental Apartments

Note: 12-65b refers to Connecticut State Municipal Incentives

Note: 18-13m refers to Incentive Housing zone mixed uses

NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4201
FAX (203) 270-4205



E. PATRICIA LLODRA
FIRST SELECTMAN

TOWN OF NEWTOWN
OFFICE OF THE FIRST SELECTMAN

FAIR HOUSING RESOLUTION
TOWN OF NEWTOWN

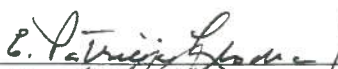
- Whereas, All persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and
- Whereas, Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and
- Whereas, Connecticut Fair Housing laws require that all individuals, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful sources of income, familial status, learning disability, physical or mental disability, sexual orientation, be given equal access to all housing-related opportunities, including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and
- Whereas, The Town of Newtown is committed to upholding these laws and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW THEREFORE, BE IT RESOLVED,

That the Town of Newtown hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing and enjoy all other housing related services of their choice on a non-discriminatory basis as provided by state and federal law; and

BE IT FURTHER RESOLVED,

That the Economic and Community Development & Fairfield Hills Coordinator, Kimberly Chiappetta, is responsible for responding to and assisting any person who alleges to be the victim of illegal discriminatory housing practices in the Town of Newtown and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the US Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services or other fair housing organizations to protect his or her right to equal housing opportunities.



E. Patricia Llodra, First Selectman



William Rodgers, Selectman



Herbert C. Rosenthal, Selectman

Adopted by the Town of Newtown on April 3, 2017

NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4201
FAX (203) 270-4205



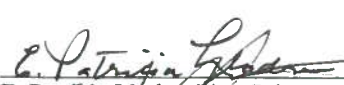
E. PATRICIA LLODRA
FIRST SELECTMAN

TOWN OF NEWTOWN
OFFICE OF THE FIRST SELECTMAN


**FAIR HOUSING OFFICER RESOLUTION
TOWN OF NEWTOWN**

BE IT RESOLVED,

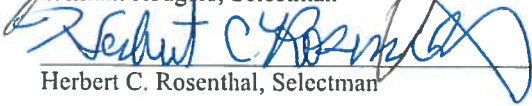
That the Town of Newtown hereby names Kimberly Chiappetta, Economic and Community Development & Fairfield Hills Coordinator, as the Fair Housing Officer for the Town of Newtown.



E. Patricia Llodra, First Selectman



William Rodgers, Selectman



Herbert C. Rosenthal, Selectman

Adopted by the Town of Newtown on April 3, 2017

TOWN OF NEWTOWN APPROPRIATION (BUDGET) TRANSFER REQUEST

FISCAL YEAR

2016 - 2017

DEPARTMENT Selectmen

DATE

3/1/17

FROM:

Account

1-101-24-570-5899-0000 CONTINGENCY

Amount

(5,000)

USE NEGATIVE
AMOUNT

TO:

1-101-11-100-5800-0000 OTHER EXPENDITURES

5,000

USE POSITIVE
AMOUNT

REASON:

FOR A SYSTEM OF BANNER DISPLAY ALONG QUEEN STREET. THE BOROUGH WILL CONTRIBUTE UP TO \$10,000.

5K is the town share to put up poles acceptable to Eversource to fly the banners for all the fund raising groups that put up banners across the Middle School on Queen Street.

AUTHORIZATION:

date

(1) DEPARTMENT HEAD

(2) FINANCE DIRECTOR

(3) SELECTMAN

(4) BOARD OF SELECTMEN

(5) BOARD OF FINANCE

(6) LEGISLATIVE COUNCIL

Robert Tard

E. P. L...

3/1/17

AUTHORIZATION SIGN OFF

FIRST 335 DAYS

>>>>WITH IN A DEPT.>>>>LESS THAN \$50,000>>>> (1), (2) & (3) SIGNS OFF; MORE THAN \$50,000>>>> (1), (2), (3) & (5)
>>>>ONE DEPT TO ANOTHER>>>>LESS THAN \$200,000>>>>ALL EXCEPT (6); MORE THAN \$200,000>>>>ALL SIGN OFF

AFTER 335 DAYS

>>>>(1), (2), (3), (5) & (6) ANY AMOUNT FROM CONTINGENCY>>>> ALL SIGN OFF

Excerpt for Minutes of Board of Selectmen Meeting
held April 3, 2017

A meeting of the Board of Selectmen of the Town of Newtown was held in the Council Chamber of the Newtown Municipal Center on April 3, 2017, at 7 o'clock P.M. (E.T.).

* * *

Members present and absent were as follows:

Present
E. Patricia Llodra
William F.L. Rodgers
Herbert C. Rosenthal

Absent

Selectman Rodgers moved that a Referendum be held between the hours of 6:00 A.M. and 8:00 P.M. (E.T.), on Tuesday, April 25, 2017, for the purpose of a vote by the electors and qualified voters of the Town for the approval or disapproval of the following questions:

1. Shall the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$850,000 For The Planning, Design, Engineering, Replacement And Construction Of A New Roof At Hawley School As Authorized In The Capital Improvement Plan (2017-18 to 2021-22) And Authorizing The Issuance Of \$850,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" be approved?
2. Shall the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$1,800,000 For The Planning, Design, Engineering And Construction Of Improvements At The Newtown Middle School As Authorized In The Capital Improvement Plan (2017-18 to 2021-22) And Authorizing The Issuance Of \$1,800,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" be approved?
3. Shall the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$3,000,000 For The Planning, Design, Engineering And Construction Of A New Senior Center As Authorized In The Capital Improvement Plan (2017-18 To 2021-22) And Authorizing The Issuance Of \$3,000,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" be approved?
4. Shall the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$1,000,000 For The Planning, Design, Engineering, Reconstruction And Construction Of Town Roads As Authorized In The Capital Improvement Plan (2017-18 to 2021-22) And Authorizing The Issuance Of \$1,000,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" be approved?
5. Shall the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$300,000 For The Planning And Design Of The Newtown Police Facility And Improvements As Authorized In The Capital Improvement Plan (2017-18 to 2021-22) And Authorizing The Issuance Of \$300,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" be approved?

6. Shall the resolution entitled “Resolution Providing For A Special Appropriation In The Amount Of \$750,000 For The Planning, Design, Engineering And Construction Of Newtown High School Auditorium Phase II Renovations And Improvements As Authorized In The Capital Improvement Plan (2017-18 to 2021-22) And Authorizing The Issuance Of \$750,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose” be approved?

Selectman Rosenthal seconded said motion. Upon roll call vote the ayes and nays were as follows:

AYES

E. Patricia Llodra
William F.L. Rodgers
Herbert C. Rosenthal

NAYS

The First Selectman thereupon declared the motion carried.