

**AVON TOWN COUNCIL
SPECIAL MEETING MINUTES
November 3, 2014**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Avon Town Hall, in the Selectmen's Chamber by Chairman Zacchio. Members present: Mrs. Maguire and Messrs: Pena, Evans, and Stokesbury.

Chairman Zacchio reported that Steve Bartha, Assistant Town Manager, has accepted a Town Manager's position; he will be with us for a short period of time before starting his venture north in Danvers, Massachusetts. Chairman Zacchio extended congratulations to Steve.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Zacchio.

IV. MINUTES OF PRECEDING MEETING: October 2, 2014

Mrs. Maguire clarified a comment (pg. 16, last paragraph) which should read, ".....not things you borrow and replace. They are reference books."

On a motion made by Mr. Stokesbury, seconded by Mrs. Maguire, it was voted:

RESOLVED: That the Town Council accept the minutes of the October 2, 2014 Regular Meeting as amended.

Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

V. COMMUNICATION FROM AUDIENCE - None

VI. COMMUNICATION FROM COUNCIL

Mr. Pena reported that he attended the 70th anniversary of the Garden Club and on Council's behalf he extended thanks to them for all of the work that they do. He also commented that as we approach the budget season he would like to look into the possibility of more shared services between the Town and Board of Education. He asked for a list of the items we are currently sharing as well as other opportunities that Council is not aware of. He also added looking into additional opportunities with inter-town projects that could have an impact of our budget. He asked for a current list of those projects as well.

Mrs. Maguire commented on the great work that Public Works has been doing around Town, specifically Countryside Park with paving work and removal of brush which looks very nice. She added that the tennis courts lights are up which happened very seamlessly and will be a great addition. She also thanked Public Works for getting the Roaring Brook School basketball hoops installed. A great job to Bruce Williams and his team.

Chairman Zacchio expressed condolences to the McWilliams family. Many of us missed his September 2nd death. He noted that Mr. McWilliams served on the Board of Education from 1976 through 1979 and sat on this Council from 1979 through 1981 and as Chairman during 1980-1981. He certainly did a lot for the Town of Avon and his family will miss him. He asked the Town Manager to send a card on Council's behalf with condolences to the McWilliams family. He noted that just in Mr. McWilliams' first six months as Chairman of the Town Council they had a Charter revision underway, the first Avon High School renovation for \$2.4 million approved at referendum in October 1980, they had the Fisher Meadows site development approved at referendum in October 1980 and also had approval for the plans and drawings for the new library on Country Club Road in December 1980 which has since recently been expanded.

VII. OLD BUSINESS

13/14-48 Review and Discussion: Report of the Recreation and Parks (RPC) **Subcommittee: Avon Recreation Complex**

Steve Bartha, Assistant Town Manager, reported that several members of the Recreation and Parks Subcommittee are here tonight. He noted that Luke McCoy, Landscape Architect with BSC Group, was hired through a competitive process with nine responses to carry out the design that is being presented tonight. The Subcommittee met eight times to incorporate feedback from residents, staff, Committee members, went through a number of iterations before settling on a design and came back to Council several months ago and was returned to the Subcommittee for further refinement. He noted that the proposed design illustrates two playing fields, one turf and one natural grass, seating for 1,000 people which is comparable to the High School, the turf field to be lit, and 250 parking spaces on the site. He added that a site analysis was done, a budget was included in Council's packets for this evening's meetings, and we will talk about what the Subcommittee is recommending.

Luke McCoy, Landscape Architect with BSC Group, made a presentation (which is attached and made part of these minutes). He noted that they have readdressed the Master Plan's needs assessment which resulted in their Statement of Needs. He described the "Site Master Plan" which has been selected as the proposed design. He noted that the playground area could be an alternate or as part of the base project depending on where funding is. He noted that the 250 parking spaces meets the zoning requirements based on 1,000 seats within the bleachers. He added that they also worked with the Town to develop a walking path from this property back to Thompson Brook School in the event over flow parking is needed and there is a safe pedestrian access back and forth. He noted that they have reviewed the utilities and talked to the Engineering Department to propose where the new sanitary would be as there is not one currently onsite. He noted that they have incorporated buffers to screen noise and site to the surrounding neighbors. He noted that with the bleachers there are 1,000 seats total, 750 home and 250 away and shared images from a recently completed project that BSC did in Windsor which is relatively the same size, both home and visitors. He noted that the team room portion which would sit below the home bleachers and saves space on the property and maximize what we are using within the site. He added that typically team rooms are used for fall sports (football, soccer) and spring sports is optional and also used for additional storage when it is outside of the season. He highlighted the butler building renovation which most would be left for Public Works for their storage. He noted that as part of the project they would also look to

reskinning and reroofing the building to change the façade. He shared the conceptual cost estimate – soft costs which includes design fees, Town fees for bidding as well as the finance for all of that. He noted that they are at Pre-Referendum Services now which is \$31,000. He added that Post-Referendum would include traffic studies, detailed drawings, local permitting, bidding, and then construction oversight is estimated at \$112,000. He noted the Town costs during bidding which includes any legal fees, posting fees, and advertising is estimated at \$10,000. He noted that Project Financing which the Town provided is estimated at \$60,000. It is a total for soft costs of \$213,000. He highlighted the proposed budget under the base bid at \$5,024,805.25. He noted the list of alternates as discussed throughout the process and could be bid as alternates; if the price comes in lower they could be accepted as part of the project or shifted and added to the base bid part. He highlighted the alternates at a total of \$990,425.00.

Nicole Herbst, 110 Thompson Road, questioned if the squiggles on the street indicate that the roads need to be repaved. Chairman Zacchio responded not necessarily; once a road starts cracking you put in crack sealer to get the road a longer life and if left alone it would need to be repaved. He noted that eventually it will need to be repaved but not necessarily an indicator. Mr. Stokesbury asked if we could get the Town's rating on the road. Chairman Zacchio responded that typically it starts to look like an alligator as explained by the Director of Public Works and you cannot crack seal it but all roads begin to crack the year they are paved and within a few years we do crack sealing at the end of the year for any roads that we are not paving to the extent our budget holds out.

Chairman Zacchio thanked the Subcommittee who did a lot of this work and a lot of the residents who have been involved with this from the early morning meetings to the afternoon meetings and all that has gone with it; a lot goes into the public input piece, for and against. He noted that the Subcommittee has spent a tremendous amount of time focusing on this project to get us to some place where we had a figure and a real drawing for us to consider how and if we move forward. He added that they did this work in a very quick period of time and the end product makes sense in terms of the Statement of Needs but may not make as much sense from a financial standpoint quite yet. He appreciates all of the hard work.

Wendy Howard, 80 Brookridge Drive, questioned if there are any estimates for the maintenance of these fields. The Town Manager responded that is something that staff is working on now; we do not have the annual maintenance costs or costs of ownership in terms of future capital costs.

Mr. Pena commented on the buffers and shared that one of the concerns that residents have had in that area is to buffer noise, etc. He questioned what size trees we are looking at. Luke McCoy responded that their goal is to provide a buffer from the start, not full mature sized trees but dense enough of plantings that would help with the buffer. He added that they have also proposed a solid screen fence to help with that to help visually and regarding sound. Mr. Pena questioned if the fencing is included in the cost estimate. Luke McCoy responded yes. Mr. Pena questioned that the additional buffer at \$75,000 would be more mature trees. Luke McCoy responded yes, it would be to add larger full size trees but the cost increases significantly because of transportation and how they have to be handled. He noted that they are not looking at your standard nursery stock which is typical, rather 12 to 15 foot evergreens. Mr. Pena questioned where the \$75,000 additional buffer would be installed. Luke McCoy responded it would be along the left side of the site and portion along the front on Thompson Road.

Jim Burns, 104 Thompson Road, commented that you will have 250 cars going in and out of there which is right across the street from his house. He noted that if they win they will be blowing their horns, etc. He commented that you have 15 acres and questioned why the entrance has to be right there. Luke McCoy responded that they did their site line analyses based on the site for views out of the site and they found that if they were to have the exit in other locations site lines are not far enough to allow for safe egress in and out of the property. He noted that the two places within the site that allow for adequate site to see when you are leaving is directly where it is currently illustrated and also to the far side which if moved there would take away the buffer from the fields. Mr. Burns noted that between the two driveways illustrated there is a site line issue and should be moved.

Joan Shumway, 34 Coventry Lane, asked to be shown where the complex would be off the Project Location map. Luke McCoy showed the audience the location. Ms. Shumway commented that when she came to the October 21st Subcommittee meeting it was stated that approximately 80 yards of those trees would be bulldozed towards her house and backfill it with that second field. She reported that she spoke to an acoustical engineer with the CT Department of Transportation and told that you cannot have line of sight and be at least 100 yards of certain types of trees for any hope of noise deflection away from the receiver that would be quite a few people on this road. She commented that a small berm and a 6' or 8' fence will not help a big noise issue. She questioned how deep the wooded area would be between our neighborhood and that second field. Luke McCoy responded that he did not have information on those houses from the property as the survey ended at the edge of the property so he would have to look into that.

Ed Howley, 32 Coventry Lane, commented that he spoke to the Engineering Department who said that from the top of the marsh area there is probably about ten feet of woods there where the bottom of your wetlands is flagged and then there is a 100 foot buffer zone above that so 110 feet from the marsh area to the field but they are also talking about removing trees in there for the nature path so no place near the 100 yards that you are talking about. Chairman Zacchio asked Luke McCoy to look into that for ourselves and figure out what the distances are.

Flo Stahl, 2 Sunset Trail, commented that from the very beginning if you read the minutes of both the Town Council and the staff you have always been concerned with the debt service of the Town of Avon. She added that then you are looking at a project that is in excess of \$5 million, possibly \$6 million if you add the amenities. She commented that from the very beginning you have not only talked about the existing debt service and how you are going to phase this in with other capital improvement projects that are in the pipe line and are being requested but there has always been a contingent for private donation toward this project and many of the people are here. She asked now that you have hard figures which run somewhere between \$5 and \$6 million how much of that would be private donation in order to move it forward. Chairman Zacchio responded that we do not know and we are not making a decision tonight to move forward under referendum but what we will probably ask of the Town Manager is to have Dennis Dix, Town Bond Counsel, look at our current debt service, current capacity, consider the things that we have been concerned about all along in terms of other projects that might be in the pipe line and give us back a report based on that as to what our capacity might be to move forward with something at this time; to refer this to Planning and Zoning for an 8-24 reference so we can start to get involved with Planning and Zoning and whether or not this fits and meets the needs of what they might think for this piece of property. Ms. Stahl questioned the reasons for Planning and Zoning. Chairman Zacchio responded that there are a number of things that would have to

be done from Planning and Zoning. He added that from a cost perspective we do not know, that is the fact at this point; if we move forward to referendum, like we did with library project, we would put a question before the Town in terms of this project for an up to and not to exceed amount. He used \$1 million for his example; we would go to the Town and say that we would like to do this project and we would spend up to and not to exceed \$1 million in bonding and expect the rest of the funds to come from private fundraising and/or State aid. He noted that is the process that we would go through, very similar to what we did with the Library with up to \$7.5 million and an additional \$1 million had to come from fundraising and an additional \$1 million had to come from the State library grant and until all of those things are in place nothing moves forward. Ms. Stahl questioned when do you come up with those amounts? Chairman Zacchio responded that we will most likely ask the Town Manager to now go back and get with Dennis Dix to gather that information to give us advice around where our debt service is today, what he thinks we might be able to afford, and then this Board will decide if and when we move forward, how much we would decide to put towards this project, and how much then would have to be raised in other fundraising activity. He commented that he does not think we are going to spend \$5 million in bond money to do this; we do not have the capacity to do it and we would not have the capacity to do it for a number of years. He added that what brought this to our table is that folks stepped forward to say we would like to help and raise money but we do not really know what we are raising money on until we have a real figure and a real field and that is what this Subcommittee has been doing for us all of this time. Ms. Stahl commented on what Mr. Burns said in that he lives on Thompson Road and he is pleading with you to please change the location of the entrance but look how far you have come down the road, how many staff hours, how much money has been spent by the Town without ever going to the residents. She added that you have yet to hold a meeting with the people who live there. Chairman Zacchio responded that is incorrect; you were sitting at the meeting that he personally had with an entire group and talked about those issues. Ms. Stahl commented that the Town newsletter says that you proactively go to the residents and you have never proactively gone to them; the residents asked to meet with you and you were kind enough to meet with them. Chairman Zacchio commented that before we move forward to a referendum we will have public information sessions. Ms. Stahl responded that is her point exactly in that you waited so very long to do it. Chairman Zacchio commented that we have followed the exact same protocol we follow for other projects in this Town and you very well know it.

Jeff Meter, 92 Thompson Road, commented that it still feels like this project is being driven through without consideration to other options such as what many people think would be a better stadium option on the high school grounds and will that be presented possibly as a referendum as well. He knows there has cost analyses for what the football stadium would be at the high school versus this project; will both be presented or is it going to be a biased, this is what we have decided to do and the Town can take it or leave it. Chairman Zacchio responded that we would have to go through a similar exercise at the high school; we do have some high level estimates that he defers to the Board of Education if they would like to take that on as a project. He added that one of the problems they have had in the past at the high school and have talked about at these meetings extensively but for the Town's project to move it forward it would just be this one.

Mr. Meter questioned what has been done to look at the environmental impact of the toxic stuff that is on that site with regards to the wetlands and our wells as well the artificial stuff that is going to be put into the turf. Chairman Zacchio responded that there are no toxic chemicals at

the site; the Town bought the site knowing it was polluted back when we purchased it but has been completely remediated and have a clean bill of health after the wells have been tested over a ten-year period from the State of Connecticut. The Town Manager commented that there are no environmental land use restrictions and is a very important distinction that DEEP makes. He added that when the property was purchased there was an 87,000 square foot manufacturing facility onsite and the referendum appropriation that was approved back in 2003 included funding for demolition and remediation and approximately 500 tons of top soil were removed under the oversight of Ned Shanahan who was the Environmental Consultant on the project and also the well monitoring that was completed in 2012. Mr. Meter commented that he believes the artificial turf is going to introduce some new chemicals and toxins to the site and asked if the Town understands those thoroughly. Luke McCoy responded that the most recent data that is out there shows that there are no contaminants from the field that have reached into the ground water; there has been significant testing done in the United States and Europe and most recently done on a new construction which was time lapsed over a 10-year period of breaking it down, they did water quality control, air quality control, and tested for contaminants and all of which fell well below any threshold for concern, especially below some of the strictest guidelines which are OSHA and the National Workforce which grades certain chemical based on exposure over eight hours a day, 40 hours a week for a 40-year period and they set a threshold that anything above that is unsafe for a worker to be in those conditions. He noted that these athletic fields fell so far below it that they could barely chart it under those regulations. He added that even here in Connecticut as part of DEEP's mandate any new construction project has to have storm water control where we have to test the water that is coming off the site and make sure that none of it is contaminated and still clean and we do this for all of their construction sites not just fields. He noted that the two recent fields that they just completed this summer have no adverse effects on the water as they are testing it on a weekly basis plus every time it rains they have to be out there within 24 hours of any rain and test it.

Mr. Meter asked about the utilities that are going to be installed and since sewer lines are being done will the utilities be underground and can the residents on Thompson Road tap into that sewer line and the underground utilities. Luke McCoy responded that our intent is to be underground with the utilities; as far as the septic he would have to refer that back to Engineering. The Town Manager commented that the existing sewer line runs parallel to Thompson running east/west and it would head down north/south and would probably be difficult to tap into that as it would just run across the street. He will have Engineering look into it. Chairman Zacchio commented that our goal is to get folks on septic onto sewer wherever we have the opportunity to do it and/or make those connections for future use when septic fields start to fail so potentially yes.

Matvey Viazmensky, 84 Thompson Road, commented that the proposal does not include a playground or anything for the community, just sports activities in gross of \$5 million. Luke McCoy responded that it includes the walking trail which would be open to the public outside of the fenced area and connections to the bike trail that is there. Mr. Viazmensky questioned if anything can be done to Thompson Road as it is a narrow winding road and 250 cars will never make it and people will be parking all over the place. He asked if there will be any provision for police presence during the games. Chairman Zacchio responded that he would suspect so and should be addressed within the operational assessment. The Town Manager commented that the parking on either side of the road is an operational issue that we would deal with and in terms of the capacity of the road that is something BSC Group has spent time looking at. Luke McCoy

commented that a full traffic study comes later but what we have done is look at the existing analysis and existed information when the school was put in and the road as constructed will handle the traffic flows here, a non-simultaneous use to the high school traffic and is proposed to generate less traffic than the school that is right up the road.

Shanthi Rao, 88 Thompson Road, commented that the access for visitors to come to the fields from Route 44 or Route 10 as the access of Thompson is a very narrow road and is concerned about the volume of traffic. Luke McCoy responded that we have not performed the full traffic study and is done once we get to the permitting phase with detailed drawings. He added that based on the analysis done for the school which again has a heavier traffic use those roads are adequate for that use and proposed to have less traffic and impact through it. He noted that if this moves forward and passes the referendum once we move into full drawings and as part of the permitting process we will have to do a full traffic study which will reiterate and reconfirm all of the information that was done during the school study.

Steve Hahn, 589 Huckleberry Hill Road, commented that consideration has not been given to people's safety crossing the road that are on the bike path as well as driving up and down Thompson Road and it is difficult to see runners and people crossing there and if you add additional traffic for events you might want to consider some type of safety signal like on Route 10 where the bike path crosses so you can tell that someone is trying to cross the road; otherwise it looks great.

Adam Lazinsk, 88 Deepwood Drive, questioned that in an ideal world is that parcel large enough for everything that you are proposing it can do. He asked if you could make do with more land and need more land if you could have it. Luke McCoy responded that answer is always yes but as far as this land goes based on the Statement of Needs and what was needed this land is adequate to allow for that. He added that part of the land with the wetlands at the bottom we are able to fit all of those needs without impacting the buffer and staying outside of the buffer and leaving the wetlands to the bottom of the site so we do not have to be involved in any kind of wetland permitting or mediation to use that portion of it. Mr. Lazinsk commented that there is no need to hypothetically purchase land to the west of the Town owned parcel which is currently a corn field. Luke McCoy responded currently no based on the needs and what we have been able to conceptually design on it. Mr. Lazinsk commented on the existing butler building and renovating it for public use and asked if it leaves adequate space for the Town owned storage that goes on there currently. Luke McCoy responded that generally talking with Public Works the answer is yes; they feel that with some reorganization they have adequate space in there. Mr. Lazinsk commented on Mr. Burn's concern about creating a buffer on the west side of the property to buffer an empty corn field and why not put the entrance on the western edge of that property as it alleviates the concerns of the residents directly across from the sports complex.

Jim Burns, 104 Thompson Road, made a comment regarding Old Farms Road up to the school being adequate with the traffic and questioned why nothing has been done to that road with improvements yet it is being said that the road is adequate for traffic. He disagrees. Chairman Zacchio responded that he thinks the assessment for the school to be put there carries more cars than this would carry and because it is at a different time we are making an assumption that a traffic study would reiterate the same. Mr. Burns commented that there should be more improvement on that road if you want to put this thing over there.

Ed Howley, 32 Coventry Lane, commented on the high school and there is a plan that the Town is in possession of that lays out this whole project at the high school and Kaestle Boos has put a price tag on that layout at \$2.7 million. Chairman Zacchio responded that is a very preliminary estimate. Mr. Howley understands that but there are figures in that cost estimate that are very comparable to what Luke McCoy has come up for Thompson Road so it sounds like those numbers are pretty good. He added that we are looking at the high school at \$2.7 million and you are considering this property for \$5 million; you would be saving \$2.3 million by putting this at the high school. He noted that we have heard that there are limitations at the high school, that the field would have to be expanded and widened, have to move some parking, the track would have to be moved and relocated, the baseball field would have to be modified; the plan on file does all of that for \$2.7 million. He commented that just with the savings alone you could do a project at the high school and you could do the Fisher Meadow fields and give more fields to the kids in town and still have money left over from what you are spending here on Thompson Road. He commented that for the Town to build this project on Thompson Road and not consider the high school would be financially irresponsible. He added that the high school is the place for this project; this project is not even student friendly, how are they going to get from the high school to Thompson Road, are you going to bus them. He noted that if you want this to be student friendly you would put the project at the high school, the kids could walk out the building and be right at the field, it would promote school spirit, the booster club would be happy because there would be more attendance at the games, and the fundraisers would probably be happy for this project because instead of having to raise based on a \$5 million sum they would only be raising money based on a \$2.7 million sum. He urged the Town Council to be responsible for the taxpayers, for the students, for the parents of the students; the responsible thing to do is to look at this project at the high school. Chairman Zacchio reiterated that is a swag figure; it is very undersized from a cost perspective. He added that we have looked at the high school. Luke McCoy commented a lot of that project would be rebuilding existing features that you have at the high school. He added that something that was never determined is taking that parking away if that would be allowed by Planning and Zoning as it is his understanding is that there was already a variance for the number of parking spaces because it is lower than what should be held at the high school and something to consider if you do move the project. Chairman Zacchio added that the rendering for the parking most likely would not be considered because it is right where the entrance to the high school is. The Town Manager commented that with the schematic that was done by KBA you lose the baseball field and/or turns into a developmental field.

Mary Deppe, 35 Westland Road, thanked everyone who has put their efforts into this project and seeing a need in our community not only for the children, students, and athletes but for the whole community this is a very positive thing for Avon to have where it promotes athletics whether you are an athlete or if you could just attend as a sports fan and it is all positive things and everyone in this room is a high school graduate and most of us college graduates where you were part of a high school or university that had a strong sports program where you spent a lot of time and it is very essential for the children in our community to have something like this. She understands that people's homes border it and that is a concern but we are all homeowners in Avon and when you purchase your property there is possibly an empty lot next to your house or other things that when you purchase your home you take a risk at what may happen to the property that surrounds on and not already built on. She added that this is property that is available for a positive use in the community.

Joan Shumway, 34 Coventry Lane, commented that she agreed with everything that Ms. Deppe said; she went to grade school with great athletics and they were all on school grounds. She commented that she attended a Recreation and Parks Committee meeting in November 2012, reviewed the minutes from this meeting and quoted Glenn Marston, former Director of Recreation and Parks as saying that the addition of the fields at Thompson would not only alleviate the town wide issue of a practice field shortage and there are other issues in the capital improvement that are further up on the list and at that time it was the multiple sporting fields at Fisher Meadows.

Chairman Zacchio asked everyone to take a step back for a moment; we have not even decided to spend a dime and are talking a lot about what costs could be, what swag amounts at the high school might be and where things might be best placed. He added that this project is simply a reflection of what our 2007 Master Recreation Plan anticipated as a possible use on this piece of property; it is a process of a Recreation and Parks Committee appointed by the Council to go through that piece of property, through what our Statement of Needs was and find what would be best suited for this piece of property for this specific purpose and for us to consider how that fits into a plan. He noted to Mr. Howley that it would be better at the high school but we realize that there are problems and do not exactly get the bang for the buck so let's say it's \$3 million and the Town foots 100% of that bill and let's go back to his earlier example of saying it is a \$1 million spend on the Town, a third of what we suggest and the rest of it is from fundraising, maybe the fundraising moves, maybe there is a way to do both that and Fisher Meadows and no it does not really address all of the needs of the Town especially what is anticipated for our build out of a population of over 21,000 people. He noted that what it does do is take care of a game facility need that the high school has had for a number of years and it may take care of one to two or two to possibly three of the field needs at Fisher Meadows, maybe alleviating that problems all together, maybe putting that as a project out another 15 years considering we haven't reached 21,000 as a population. He added that all we are going to be struggling with is how much money might we put into this, is it worth it, does it make sense and if we move forward we would present all of those facts to the Town through a referendum process which indeed invites the whole Town to take part in this conversation through their voting process.

Nicole Herbst, 110 Thompson Road, asked procedurally, what are the next steps as her concern is whether or not you can guarantee that if this goes through zoning and happens to pass that there is an actual referendum versus a Town meeting per the Charter because it was actually purchased with a Town meeting. The Town Manger responded it depends on the amount but the referendum is a function of the total appropriation so if the amount of the project is \$5 million then he believes that exceeds the threshold so yes a referendum would be necessary. He noted that the special Town meeting that was held in 2003 was a much lower amount and in the Charter there are various thresholds that you have to pass. Ms. Herbst commented that she would respectively ask that should this move forward that you choose a name that is less confusing than this new Avon Recreation Complex (ARC) that it was just changed to a few weeks ago because there is a non-profit named that, it is misleading. Chairman Zacchio commented that Ms. Stahl had a similar question in an e-mail that she sent and statement that she read at one of the Subcommittee meetings and certainly if and when we decide to move forward the Council will decide on what we are going to call it.

John Hagan, 35 Far Hills Drive, questioned what would have to happen to have the work that has been done at the Thompson Road property and have the same assessment, preliminary plans and

costs to do this at the high school so that if there was a “choice” you could look at that cost benefit analysis and has there been anything to this extent done at the high school field. Chairman Zacchio responded that it would be a similar assessment to what we just went through applied at the high school so that you could have two fully vetted projects and you would need that to make a comparison because making a comparison off what we have is not a good comparison. Mr. Hagan asked what we have spent to date to getting it to this stage right now. Chairman Zacchio responded that this assessment and contract was approximately \$40,000 for us to get a real drawing and engineering. The Town Manager commented that the appropriation was \$40,000 but the BSC contract is \$31,000. Luke McCoy commented that it also included all of the conceptual designs because we have a brand new site so they had to develop that Statement of Needs and develop a number of concepts so the high school could be little bit more limited on a scope because you have a developed site and a few key pieces we are fitting within it and a very directive charge for someone to do that. Chairman Zacchio commented that the Board of Education and Superintendent of Schools is present here tonight hearing this conversation and noted that process would have to be one born of the school district and consider whether it makes sense to move forward we would certainly be happy to talk about an assessment if that is something that the school district wanted to talk about. He noted that it is a tough piece of property for what you pay for what you get, all things to be considered equal.

Flo Stahl, 2 Sunset Trail, commented that many of us were at the 7:30 a.m. meeting when this trail came up; it was never part of the initial concept, an add-on that happened way late in the process. She wanted to remind us about how many existing trails Avon already has, beautiful natural trails along water, not a trail that was an after-thought that is hacked out off an industrial site. She added that it sounds beautiful but we already have dozens of trails in this Town, every one of them natural and beautiful. She does not want to put too much weight on this trail which is a walkway around a previously contaminated industrial site, it does not even come close to what these other trails that the Land Trust has and every single one of them, Hazen Park, Huckleberry Hill, Fisher Meadows, have beautiful soft meadows. Chairman Zacchio responded that it may survive, it may not.

Ed Howley, 32 Coventry Lane, commented that it was stated that the Town Manager was going to seek the advice of the Planning and Zoning Commission. He questioned that as part of that process if you are now going to start the site plan approval process where you will be filing a site plan application with Planning and Zoning Commission because that starts getting the project rolling without any advice. The Town Manager responded no, that does not happen until after the referendum process. He added that following the referendum you would have site plan approval, permitting, and that is how we do all of our projects. He noted that what would be before the referendum in this case because the Plan of Conservation and Development makes a recommendation and includes language that the MH Rhodes property should be zoned residential which is currently zoned industrial which is a holdover from the original zoning that was in place when the Town purchased the property in 2003. He added that the reason it is slated for residential is at one point in 2005/2006 when the last update the Plan of Conservation and Development was under discussion there was some thought at that time that it might be necessary to build a new elementary school and when you look at all of the schools in Town they are all in residential zones. He noted that in looking at this today there is no need for an additional elementary school or a school site, it is very unlikely that the Town would sell the property for a residential purpose and he does not think that anybody wants to see another industrial use so the zoning that makes sense would be recreation open space and in order to

change the zone we would need to get an amendment to the Plan of Conservation and Development (POCD). He noted that the idea would be to bring the project to the attention of the Planning and Zoning Commission and to talk about the need and look at the property not just in the context of this project but overall as needing a recreation open space zone. He added that should the project proceed prior to referendum we would have something called an 8-24 referral which is a statutory reference and is done every time there is a capital project where the Planning and Zoning Commission looks at the project and the context of the POCD and decide whether or not it is a compatible use.

Mr. Evans wanted to go back to one of the good questions here about whether we go to referendum and glad that it was raised. He noted that from his perspective this Council would not decide on building a project of this size in the Town and going out to bonding without a referendum. He added that it never occurred to him that the question had to be asked and glad that it was so everyone understands. He looks at their role at information gathering, go through the process, he thanked the members of the Subcommittee to have gone through this process in a very quick period of time and with BSC's assistance and guidance come up with drawings now have something that we can look at; we know what the potential add-ons are, we have a ball park of costs. He commented that it was suggested that we should have gone to the residents earlier but we would have had nothing to go to them with. He added that now we have sufficient information and would like to see this taken to the next step. He does not know that this is the most ideal site for the proposed recreation complex, maybe it should be at the high school or other places, but this is the current proposal on the table, there has been support for this proposal and it does not mean that he is personally in favor of it but he does not want to be the gatekeeper and say it stops here and that no further discussion will be had about this project. He would like to see us continue to have good dialogue, he thanked all of the people who came out today to express their concerns about this. He wants to see how our debt service looks, let us find out from our Town Manager what our operational costs will be going forward and all together can have that information and put it to the Townspeople to vote at a referendum. He commented that this Council is not the driving force behind this project; we are not the catalyst for this, we are reacting to what the Town's needs are, there is a Master Recreation Plan that provided for this particular purpose at this site and we have a duty to move it forward, people have expressed the willingness to fundraise, some funding would come from taxation through a bond issuance and then it will be present to the residents and voters of the Town. He looks at this as a process and does not think that we decide on anything tonight. He would like to see this continue, the Town Manager will come back to us with those estimates as far as the bonding and the costs, go to the Planning and Zoning Commission, and let's convene next month and continue to have what he thinks is a good dialogue on this. He appreciated everyone coming out; he knows people have concerns and if he was a resident lived nearby, lived on the street where the driveway is, those are all good concerns and let's continue to have that discussion.

Flo Stahl, 2 Sunset Trail, commented on what Mr. Evans just said and asked if what he saying is that after you gather all of the information that it does not really matter what that information is, you want to pass that on through to Avon people as a referendum. Mr. Evans responded that as phrased he could not agree with the way Ms. Stahl made that statement. He added that he cannot say that it does not matter what the information is, we cannot act irresponsibly but we owe it to the Town to engage in this process of information gathering and to hold hearings and to present the information that is sufficient for the public to make a decision on their own on whether they vote to support or not support a project of this kind. Ms. Stahl responded that she could not be in

greater opposition to what Mr. Evans has just said. She has read the Town Charter, read what the responsibilities of Town Council are, and she has served on the Town Council and you are gatekeepers, you are not a pass through and why we elect you to deliberate and decide whether you think it is prudent for the Town to go forward with this project on a fiscal, moral, many levels. She disagreed with Mr. Evan's assessment of your role as a Town Councilperson. Mr. Evans responded that we disagree.

Chairman Zacchio asked the Town Manager what the recommended next steps are to move forward. The Town Manager responded that there are two logical next steps: the debt curve, it has been awhile since Dennis Dix has done any modeling for us so he would suggest having a conversation with Mr. Dix and have him look at the \$5 million version, the \$6 million version, and a few other possibilities thinking about if and how we may split the project costs with the fundraisers or any other State or Federal grant sources and layer that in with other potential projects on the horizon. He noted that if you look at the debt service plan now we have a fire station out there for \$5 million and we have improvements to Fisher Meadows fields for \$2.2 million which would probably not be necessary if we went ahead and built this facility. He added that there is always the possibility for other open space that may come on the market. He noted that the largest potential project which was mentioned by a resident earlier is the relocation for improvement of Old Farms Road and as we spoke at the prior Council meeting that could potentially be a \$10 million referendum item at some point. He would like to give all of that some thought, talk to Mr. Dix, and have him come up with some scenarios and have some modeling prepared for the next meeting; that would be on the financial front. He added that along with the long range bond authorization question, he also has staff looking at the operational costs as well as long-term capital costs, cost of ownership. He added that the other side is Planning and Zoning; the Plan of Conservation and Development, regardless of whether or not this project advances, does need to be amended to reflect ROS zoning for this site and would be talking about anyway this time next year when it comes time for the 10-year update to the Plan of Conservation and Development. He would suggest that he send a letter to Steve Kushner and have him initiate that conversation with the Planning and Zoning Commission. He added that when Council is in a position when we know more, you may want to hold some public information meetings but we need to let these things flush out first. Chairman Zacchio asked about operational costs. The Town Manager responded that we have some very preliminary information about operational costs; it is not ready for prime time. He noted that we have some numbers, been looking at how other communities are dealing with it, but we should be in a position at the next meeting to give you something on that.

Mr. Stokesbury commented that we have heard from several sources through the process with concerns over the health risk. He asked if staff could gather current DEEP or APA reports on it for Council to review and understand better.

13/14-76 Appointment: T.C. Representative for Lakeview Association (12/31/2015)

On a motion made by Mr. Pena, seconded by Mr. Stokesbury, it was voted:

RESOLVED: That the Town Council table agenda item 13/14-76 Appointment: T.C. Representative for Lakeview Association (12/31/2015) to the November 19, 2014 meeting. Mrs. Maguire, Messrs: Zacchio, Pena, Stokesbury, and Evans voted in favor.

13/14-78 Appointment: Building Code Board of Appeals (R – 12/31/2015)

On a motion made by Mr. Pena, seconded by Mr. Evans, it was voted:

RESOLVED: That the Town Council table agenda item 13/14-78 Appointment: Building Code Board of Appeals (R – 12/31/2015) to the November 19, 2014 meeting.

Mrs. Maguire, Messrs: Zacchio, Pena, Stokesbury, and Evans voted in favor.

14/15-07 Appointment: Zoning Board of Appeals – Alternate (R – 12/31/2015)

On a motion made by Mrs. Maguire, seconded by Mr. Pena, it was voted:

RESOLVED: That the Town Council appoint Mackenzie Johnson as an alternate member on the Zoning Board of Appeals with a term to expire on December 31, 2015.

Mrs. Maguire, Messrs: Zacchio, Evans, Stokesbury, and Pena voted in favor.

14/15-12 FY 15/16 Budget: CIP Budget Presentations

- a. **7:00 p.m. Board of Education – a power point presentation is attached and made part of these minutes**

Gary Mala, Superintendent of Schools, thanked the Council for the opportunity to present the proposed capital budget. He also thanked their Capital Subcommittee Chairman, Jeff Bernetich. Mr. Mala commented that this plan as it is being presented to you gained the unanimous vote of the Board of Education to put before you for consideration.

John Spang, Assistant Superintendent for Finance & Operations and Peter Gaski, Facilities Director made the presentation. Mr. Mala added that with regard to the Avon High School flooring that the life expectancy for VCT tile floor is significantly longer than carpeting and reduces the long-term cost in the out years. Mr. Spang noted that Pine Grove School is over twenty years and the carpeting is worn and would be replaced with tile. He noted that the front entrance at the High School is deteriorating and they would like to repair approximately 5,000 square feet and would include the front entrance and another entrance to its left. Mr. Mala commented that they reviewed other options and this is the most economical. Mr. Gaski added that it also brings the front walkway up to ADA compliance. Mr. Spang commented that the Type II Bus is now out of service and was used for field trips, small athletic teams, etc. Chairman Zacchio commented that this item is at a total cost of \$16,000 which Council does not usually see items under \$20,000 during capital presentations. Mr. Spang responded that it was added because it is fleet. Mr. Evans commented that in the Board of Education's notes it says \$12,000 and confirmed which price is correct. Mr. Spang responded that it is \$16,000. Mr. Mala commented that they recognize the threshold level but to be consistent they show you everything so you are aware. Chairman Zacchio questioned what is being used in the meantime. Mr. Spang responded that for the small athletic teams they use the two big buses but sometimes it is not economical and teachers cannot drive those. Mr. Mala added that the question might be what the cost is of using Specialty Transportation as a carrier which is significantly more expensive.

Mr. Spang noted that with the Roaring Brook School roof top units an architect came in and looked at the building, assess the infrastructure and look at the system; it was a favorable report that found that many of their systems are working well and should for some time but the roof top units are ready for replacement. Mr. Bernetich added that instead of replacing them before they

die, put aside a reserve that the Town holds just knowing that these are going to fail, they are at the end of their natural life but they are still running as opposed to replacing it in advance of it actually breaking down and when it does happen we look to you to have those replaced. Chairman Zacchio commented that is sensible and asked the Town Manager if we would setup a capital reserve similar to what we set up for the boiler. Chairman Zacchio asked how much is in the boiler reserve account. The Town Manager responded \$375,000. Chairman Zacchio commented that we have \$375,000 in a reserve budget for that purpose today already and would be able to tap off of that at a moment's notice and was from the original appropriation when we thought we needed to replace the boiler at the high school so we immediately reserved half of that through that budget season, subsequently used a portion of that for the coupler device that needed to be installed and since that has been running well but we left that sitting in a reserve account specifically for HVAC for the schools so there is some reserve sitting there today that you could utilize through this capital budget; if you think there is a need for more to be added to that we could as a priority if that is where you want to go do that. Mr. Bernetich commented that he would like to have everything set to go and when they do happen to fail we are ready to make a move on them. Mr. Evans commented that he had the same thoughts as Mr. Bernetich in doing it that way and asked if they were to get seven units as part of this capital budget would they replace them all at one time or have them in reserve as they are suggesting. Mr. Bernetich responded that the architect says maybe. Mr. Mala added you just don't know. Mr. Stokesbury commented that the Avon Middle School went forty-one years. Mr. Evans commented that there are energy efficiencies in getting newer units. Mr. Bernetich responded that energy efficiency is not worth changing it out before it fails. Mr. Mala noted that these are the units that are aged right now. Chairman Zacchio asked to describe to him a catastrophic failure that cannot be repaired in the short term to alleviate Mr. Mala's concern and replace them at the next available time frame with that reserve. Mr. Gaski responded that the issue is these units are old and replacement parts are very difficult to get and these are not sitting on a shelf waiting to be replaced and there is a six to eight week time frame because they are built once ordered. He added that the good thing about these units is that they are not hanging units; by doing multiple units you are going to get a greater economy by a bulk purchase and less labor to bring a crane in. He noted that you are going to spend more if you do them individually but you don't spend as much at that time. Mr. Mala commented that when you consider the out years there will be a conversation about the older portion of the roof on Roaring Brook School.

Mr. Spang noted that with regards to the request for a Renovation Study – Annex their building does not have the utility for what they need to manage their schools; they have run out of space, they do not have meeting rooms, their technology and maintenance departments work out of there now and to manage those functions today they need space with a better utility. Mr. Spang noted that the 2001 F-350 has 108,000 miles on it; DPW has recommended that it be replaced; it has a lot of body and frame rot underneath. Mr. Spang noted that with regards to the request for Access Control System (exterior) – District the price comes from an alternate in a bid that they did last year when they bid their cameras so they think it is a pretty good price. Mr. Mala commented that it is the same system that is used in the other Town facilities. Mr. Spang noted that with regards to the request for an addition to the Avon High School Maintenance Garage and Athletic Storage they would like to go another thirty feet with two bays to store athletic equipment. Mr. Spang noted that with regards to the request for Parking Lot & Exterior Lights they have four hundred fixtures and by changing them out the payback would be in 4 ½ years; there is also a reimbursement available from CL&P so while the appropriation would have to be \$236,000, after applying the grant it is a \$166,000 project cost. Mr. Mala noted that the project

can be done in increments and then the reimbursement would be reduced proportionate to the total project. Mr. Mala noted that with regards to the request for Security Upgrades, from an energy conservation perspective it also creates an air lock that has some payback to it as well in addition to security. Mr. Spang noted that with regards to the request for Underground Fuel Tank Removal the price of \$25,000 was provided by DPW approximately a year and half ago. Chairman Zacchio asked if those tanks are no longer used. Mr. Mala responded no; they have been tested annually and there is no contamination and this would only be removal of the tanks. Mr. Spang noted that there is an expense every year to test them so that would be avoided going forward. Mr. Spang noted that with regards to the request to Upgrade Voicemail to Fiber Optics right now calls go out over AT&T lines and there is a cost for that; they think by upgrading it they would save \$2,400 per month on their phone bill. Mr. Spang highlighted future capital planning projects. Mr. Mala commented that the full detail of the out years is included in your information and would be more than happy to respond to questions now and will get information back to you as you consider everyone's capital requests.

Mr. Evans questioned if their lists of their capital requests in priority order. Mr. Mala responded yes. Mr. Evans commented on the AMS science labs and questioned how they came up with that division between the next fiscal year and the following one. Mr. Mala responded that the current space is available to use now and they did not put them together because a project of that magnitude downstairs and upstairs could not be done in that six or seven week period of time that they have. He added that with the rooms downstairs some of that work could be done during the school year without adversely impacting the school. Mr. Evans commented that if they decide to fund that as being your number one priority we should expect to fund the balance of it the next fiscal year. Mr. Mala agreed. He added that they want to potentially benefit from the positive program impact immediately. Chairman Zacchio questioned if they expect that any grant monies will be available for some of these items and will those broad based recommendations based on if they wanted the utopia of security versus an inherent risk how might one look at that priority. Mr. Spang responded that there was a very intricate review done by Officer Vess and applied some very specialized training that they received; there were other things that would be nice and many of those were out in the perimeters of the properties and those were considered but not included. He added that these are right there with the recommendations, particularly the inside doorways. He noted that there were recent grants awarded for school security. Mr. Mala commented that they anticipate they will keep competing for those grants. He believes that the State has committed to improve security in every public school and now every school district has benefited from those two waves of grants.

Mr. Stokesbury commented that over the last couple years they have seen a transition to Town-owned buses; you have the small fleet now of two large buses and we talked about the Type II bus. He asked if the Board could give a quick summary of how those two buses have worked out because they talked about a two-year payoff on those and where does the Town-owned fleet stop, how do you distinguish that from a commercial contract. Mr. Spang responded that with the two buses they bought they had no idea how popular they would be; they both go out every day taking teams out of town, field trips, other things that happen and then the second bus is parked at the high school and used every afternoon to go to Fisher Meadows, etc. He does not envision the need for more vehicles although it would help to replace the Type II bus as teachers drive that. He added that they thought the first bus would take a year and a half to pay back and it has already paid back itself. Mr. Mala added that most of the second one is paid already so the two vehicles have already paid back. Chairman Zacchio commented that is because they are used on

these short routes that are very expensive versus a typical bus company. Mr. Mala commented that with regards to Mr. Stokesbury's other question he is not going to recommend to the Board of Education and Council to own our transportation system; there are many negatives with that, a lot of it has to do with liability, maintenance costs, but he can say given their unique set of circumstances where they have to bus students to participate in athletics it makes sense and that is why they proposed it to begin with to supplement by using Town-owned buses but he would not go much further than they are right now because then they have to maintain drivers. He added that they are offsetting potential costs at a much lower level. Mr. Stokesbury commented on the proposal before them for the Type II (smaller) bus that cost at \$16,000 or so is significantly more than you paid one or both of the larger buses and questioned if that is a market driven need. Mr. Spang responded that with the two larger buses, one was \$7,000 and a real good deal and the second was approximately \$22,000 and based on mileage condition and they think for \$16,000 they can get a very good, fairly modern safe vehicle; there is no need to buy new. Mr. Stokesbury commented that safety is not really an issue as it goes through the CT DOT approval process. Mr. Mala commented that the smaller bus is used to transport special needs youngsters which is significantly costly and designed for shorter runs in close proximity, in addition to smaller teams. Mr. Stokesbury commented that their bidding process over the last few years on the replacement flooring achieved very significant savings off your expected bid prices. He questioned if they are using those lower numbers in generating prices now. Mr. Bernetich responded yes. Mr. Mala added that the budgets before you reflect their lowest price and confident that cost will be maintained if not become more competitive. Mr. Stokesbury asked the Town Manager with regards to the lighting project and reimbursement from CL&P if it comes back through to the Town General Fund rather than a Board of Education account. Mr. Gaski commented that we had a similar circumstance over the summer with the two gymnasiums where we replaced the lights in the interest of energy conservation and the project was \$32,000 and CL&P paid \$12,000 which went to the contractor directly and they paid the balance.

Mr. Mala commented that Mr. Bernetich and the Budget Committee took a unique approach by going out to the buildings first and walking through before the discussions took place which helped to prioritize things. He appreciates the opportunity and if you have other questions certainly go through the Town Manager and we will get the information to you as quickly as possible.

b. 7:30 p.m. General Government
i. Town Clerk
ii. Social Services

The Town Clerk reported that the vault is out of space and are going to have to start piling books on top of the shelves which is not the best thing to do; everything is online but we do still have people that want to go to the books. He noted that the problem with setting on top of these high shelving units is that they can fall and there have been problems with that in other towns. The minimum would be increasing it from 400 square feet to 1,000 square feet. The Town Manager added that reflects a full build out with a population of 20,000. The cost for this project is \$411,000.

The Town Manager reported that there is a request for a Social Services van in fiscal year 2018/2019 to replace the van that we just took delivery of this past February. He added that these vans get a tremendous amount of use; for fiscal year 2013/2014 for regular Dial-A-Ride

service they did over 2,400 trips with both vans and we also participate in the enhanced Dial-A-Ride which is a grant program that allows us to do out-of-town medical appointment and that was 316 trips. He noted that it is really a great service. Chairman Zacchio questioned if we are going to start reserving for it. The Town Manager responded that at \$55,000 he does not know that he would setup a capital account for that at all and just anticipate it.

VIII. NEW BUSINESS

14/15-26 Review, Discussion, and Approval: Town Council Policy No. 17, Elderly Tax Relief Program

Harry DerAsadourian, Tax Assessor, reported that there are 238 homeowners that participate in this program. He noted that it is a two-part program; the State provides the basic benefit for individual property owners who earn up to \$41,000 and if they are a single homeowner it is \$34,100 and that figure is adjusted annually based on what increase social security provides and it will be increased this coming year by 1.7%. He added that there is some legislation where the Town can pass an ordinance to provide additional benefit, not only to those individuals earning \$41,000 or less but also increasing the limit and providing a benefit for those above \$41,600. He noted that currently the Town provides a benefit to individuals up to \$45,000 in income and is from all sources. Mr. Pena questioned if we exempt any income at all. Mr. DerAsadourian responded that we look at their adjusted gross income so within the federal form if there is income that is not taxed that reduces their adjusted gross income plus social security. He reported that as we move forward and we review this program periodically; the last time the income was increased was in 2009. He noted that we have remained static and over time the State's maximum has increased each year so they are getting very close to our maximum; it is time to review that and increase it. He cannot say that we have had to turn away a lot of people at \$45,000 but there have been a number of people. Chairman Zacchio commented that if interest rates rise that will continue. Mr. DerAsadourian responded that if interest rates rise a lot of people who are sitting on bonds will start earning more money and be off the program. He added that the numbers are constantly changing and finding that they are not adding people at the low end of the scale rather at the mid and upper end; the residents that are enjoying this are long term residents. He noted that as we lose individuals on the lower end of the income stream who are earning a sizeable benefit and adding some at the upper end if we lose one at the lower end we can afford to add two or three at the upper end. He added that our numbers have remained static if not dropped a little in terms of total expenditure. He noted that revenues redistributed is approximately \$173,000 this past year. He looked at the most recent Census information to come up with some comparisons in terms of income versus the State and other communities in our area and compare what our mean income is.

Chairman Zacchio commented that when we looked at this two years ago we did not have a compelling reason at the time to make any changes and at the time fell around the median spot. He would recommend that we move to the \$55,000 mark; we generally only look at this every couple years. He noted that we are turning some people away and something that we would like to remediate. He added that we are also indexed to the budget which is something that other communities do not normally do. Mr. DerAsadourian commented that annually the tax benefit is indexed by the increase in the mill rate. Mr. Pena questioned if the mean income range used is of that age group or total of the Town. Mr. DerAsadourian responded that is the community. He noted that the current mean income including social security is \$55,000 for that age group. Mr.

Pena questioned how there are not more people that fall in that category. Chairman Zacchio responded that they may not apply for it. Mr. DerAsadourian commented that with social security it is \$20,000 and there is roughly 1,900 individuals; if we look at with retirement income and social security it is \$34,000. Mr. Pena agreed with the recommendation of \$55,000 and commented that the figure will never be high enough. The Town Manager commented that the redistribution to the rest of the tax base going to a threshold of \$52,500 for option 1 the cost is \$5,890 and going to a threshold of \$55,000 for option 2 is \$8,950 so it is a function of the number of people that you pick up who are eligible for the benefit. Mr. Pena questioned if this is not in consideration of veterans or fire department for an additional tax credit. Mr. DerAsadourian responded no.

Mr. Evans commented that it is easy to say to go for the higher limit but to keep in mind that we are taking from one and giving to another and be cognizant of our role here is burdening the rest of the tax burden and is a relatively small amount and he agrees that we should go to \$55,000 as it is not worth burdening the Town for an extra \$3,000 to \$4,000. Mr. Stokesbury commented that he echoed Mr. Evans point and remind us that diversity is important to us and keeping the elderly population in Town is important; we have recognized that and this is all good. He commented that the proposal tonight is to continue the program that we have and he questioned if we any serious thought has been given to restructuring it so the increase is annually and is automatic following the State guideline or having it just adjust to social security so that it does not come back to us on a regular basis. Mr. DerAsadourian responded that when this program was enacted and up until this point it was always felt that it was good to have some control to revisit it every two years to see if it is providing the impact and benefit that it was intended to provide. He added that keeping the two year review and income as a number that you control versus it running up due to inflation and social security going up. He noted that you have taken a wiser role in adjusting the benefit so that the person at the lower end of the scale is getting an increase in the benefit each year as the mill rate increase and providing greater benefit to the people who need it versus having a very high income and having a lot of people benefit that may or may not really need it in comparison to a person at the lower end of the scale. He added that the redistribution of the burden is such he feels that the people who need the benefit are receiving it the most. Mr. DerAsadourian reported that it would be effective with the tax bills that go out in July 2015.

On a motion made by Mr. Evans, seconded by Mr. Pena, it was voted:

RESOLVED: That the Town Council extend the Town Elderly Tax Relief Program (Town Council Policy #17) and increase the income range to \$55,000 at this time.

Mrs. Maguire, Messrs: Zacchio, Evans, Pena, and Stokesbury voted in favor.

14/15-27 Contract Extensions Requiring Town Council Approval:

- a. **Insurance Agent of Record-USI**
- b. **Health & Welfare Benefits Consultant-Milliman**

The Town Manager reported that there is nothing in the purchasing regulations that require this to come to Town Council but seems as a function of past practice that he brings it forward to Council for approval. He added that we have had great experience with both consultants and we get a lot out of them and there is no increase over the current fee over the next two years.

On a motion made by Mr. Evans, seconded by Mr. Pena, it was voted:

RESOLVED: That the Town Council approves contract extensions for USI and Milliman with a term to be continued for two (2) additional years to January 2017.

Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

14/15-28 Contract Recommendation: Snow Removal Services

The Assistant Town Manager reported that this goes out to bid every three years and as has been done in the last several cycles is to split the contract among multiple contractors which saves us approximately \$14,000 per year. He noted that CRS has done Lakeview and Secret Lake for a number of years and picking up some additional properties this time; the smaller contract is with Action Jackson who has also done work for the Town for the past few winters. He added that DPW has been very satisfied with the work of both contractors. He noted that it requires Council approval as it is above the 1/10 of 1% threshold. He added that there is the additional scope with the new sidewalk connecting Route 44 up to Fisher Drive.

On a motion made by Mr. Evans, seconded by Mr. Stokesbury, it was voted:

RESOLVED: That the Town Council authorizes the Town Manager to sign contracts with CRS Landscaping & Excavation LLC of Simsbury, CT and Action Jackson of Windsor, CT for snow removal services at various locations in the Town of Avon from FY 2014/2015 through FY 2016/2017.

Mrs. Maguire, Messrs: Zacchio, Pena, Stokesbury, and Evans voted in favor.

14/15-29 Approve Resolution for Application of 2014 CT-OPM Intertown Capital Equipment Purchase Incentive (ICE) Program

The Town Manager noted that Mr. Stokesbury pointed out a correction regarding the grant reimbursement percentage. The Assistant Town Manager responded that when Bloomfield is involved it is 70% and when Bloomfield is not involved it is 30%. He added that when the Simsbury Public Works Director set up the spreadsheet he plugged in 70% for the third project on the list because that is how his formula ran the numbers out but the math will show that the third project only qualifies for a 30% reimbursement because Bloomfield does not participate as a non-distressed municipality. He noted that our Director of Public Works has only identified the first two projects that he wants to pursue at a 50% reimbursement rate. The Town Manager reported that these projects have appeared before Council before.

On a motion made by Mr. Stokesbury, seconded by Mrs. Maguire, it was voted:

RESOLVED: That the Town Council approve the following resolution:

WHEREAS, The State of Connecticut, Office of Policy and Management (OPM) is accepting grant applications for Inter-town Capital Equipment (ICE) Purchase Incentive Program; and

WHEREAS, the ICE program was established by CGS Sec. 4-66m and provides partial funding for any two or more municipalities for the acquisition of capital equipment that will be shared between the participating communities; and

WHEREAS, the Municipalities must provide the corresponding matching funds; and

WHEREAS, a formal Inter-Local Agreement(s) as approved by the Town Council will be executed by all participating municipalities prior to their receipt of grant funding;

NOW, THEREFORE, BE IT RESOLVED:

1. The Avon Town Council supports the Avon Public Works Department participation in the ICE Purchase Incentive Program for the filing of two separate grant requests with a maximum potential expense to the Town of \$14,375, subject to further consideration and action by the Town Council and the Board of Finance in the event that a grant is awarded to the Town; and
2. The Town Manager is hereby authorized to execute documents consistent with this Resolution.

Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

14/15-30 Approval of Motor Vehicle Tax Refunds, \$2,602.61

On a motion made by Mr. Pena, seconded by Mr. Evans, it was voted:

RESOLVED: That the Town Council approves motor vehicle tax refunds to Ari Fleet LT in the amount of \$2,602.61.

Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

IX. TOWN MANAGER'S REPORT/MISCELLANEOUS

Misc. A: Purchasing Update: The Assistant Town Manager reported that we received qualifications from 11 firms to be considered for the study to look at the use of the space at the Police Department; they will be reviewed and the intent is to short list a group of firms to interview and if the decision is to go to a full RFP then the short list will be asked to come in and take a closer look at the needs of the Police Department. He added that 5 or 6 institutions responded to our RFI for banking services and staff will be reviewing those; it was setup via a soft market analysis to compare what other account structures and fee arrangements are out there and if there is a compelling reason within these RFIs to go to an RFP then only those firms that participated in the RFI would be asked to participate in the RFP. He noted that there is a lot of interest, a lot of questions, and an addenda went out from the Accounting/Finance Departments. He added that we have been with Bank of America for a very long time so the majority of our banking services is done with them.

Misc. B: Construction Update: The Assistant Town Manager reported that we are wrapping up road improvements for the year. He noted that with regards to the underground fuel storage tank replacement they did find some contamination beneath the pumps and will be remediated. He reported that the solar project at Public Works will be moving first and will be going to the Planning and Zoning Commission soon; the company was eager to think that the work would start in November but with design essentially complete we would anticipate it starting in the first quarter next year. He added that if the process moves according to the timeline then all three projects could be installed and operational by the start of the next fiscal year.

The Town Manager reported that the salt storage shed is full. The Assistant Town Manager reported that we bought as much as we could at the pre-buy price which is consistent with what we budgeted last year around \$78-79/ton.

Misc. C: Country Club Road (Sidewalk/Traffic Enforcement Update): The Town Manager reported that there is currently a speed indicator on Country Club Road. The second device will be deployed on Hollister Drive. He added that there is a letter prepared and will go out to the

abutters on the north side of Country Club Road from West Avon to Stagecoach and those that are on Stagecoach down to Lovely on the north side which says that we are considering this project, why, and we want to hear their thoughts before the Town discusses it further. He noted that we will try to get a public information meeting together in December and if residents cannot attend we will give them another way to contact us and let us know what they think. He added that he had our Town Attorney take a look at the underlying ordinance with respect to sidewalks and it makes a distinction between maintaining the sidewalk which is meant in more of a capital maintenance perspective versus maintaining it for purposes of snow/ice removal. He noted that should we discuss this further at some point Council would likely have to take two actions: one to amend the underlying ordinance to allow the Council to assume responsibility not only for snow/ice removal but also for responsibility of maintaining the sidewalk.

Misc. D: Solarize Avon: The Town Manager reported that he and the Town Clerk have been spending time working on the Phase V Solar Program. He noted that we are in a pool with five other towns and met with installers doing due diligence. He added that we are in a bit of a time crunch as we do not know yet who the selected installer is; we had initially thought about doing a kick-off meeting on November 12th which is too soon and now have a tentative date of November 20th. He noted that once we know who the installer is then we start to push the word out and work with the Avon Clean Energy Commission to advertise it. Mr. Stokesbury questioned the length of the program and the option to push it out until after the holidays. The Town Manager responded that we do not control that; Smart Power and CEFIA are driving it.

The Town Manager reported that the Police Department will conduct a One-Day hiring program on Saturday, November 15, 2014.

Mr. Stokesbury commented that we get a monthly report from the Police Department on traffic enforcement on Avon Mountain. He questioned why we continue the focus on Avon Mountain and not the broader Town. The Town Manager responded that to some extent it is probably a holdover from when that really was the focus. He added that there is a list of streets that he receives that get more attention. Mr. Stokesbury commented that he is more concerned about the number of accidents at West Avon Road and Country Club Road where he sees people run the red light. The Town Manager responded that he could incorporate the other list into their monthly report packet. Chairman Zacchio asked the Town Manager to keep the Avon Mountain report in there as well; after the design changed one of the things we wanted to do was to make sure that we did not hit it once and not come back and a constant reminder that we have patrols there at the right periods of time.

X. EXECUTIVE SESSION: Collective Bargaining
Pending Claims/Litigation
Real Estate

On a motion made by Mr. Pena, seconded by Mrs. Maguire, it was voted:

RESOLVED: That the Town Council go into Executive Session at 9:40 p.m.
Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

The Town Manager, the Assistant Town Manager, and Town Clerk attended the session.

On a motion made by Mr. Evans, seconded by Mr. Pena, it was voted:

RESOLVED: That the Town Council come out of Executive Session at 9:50 p.m.
Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

XI. ADJOURN

On a motion made by Mr. Pena, seconded by Mrs. Maguire, it was voted:

RESOLVED: That the Town Council adjourn the meeting at 9:50 p.m.
Mrs. Maguire, Messrs: Zacchio, Pena, Evans, and Stokesbury voted in favor.

Attest:

Ann L. Dearstyne, Town Clerk



Thompson Road Recreation Complex

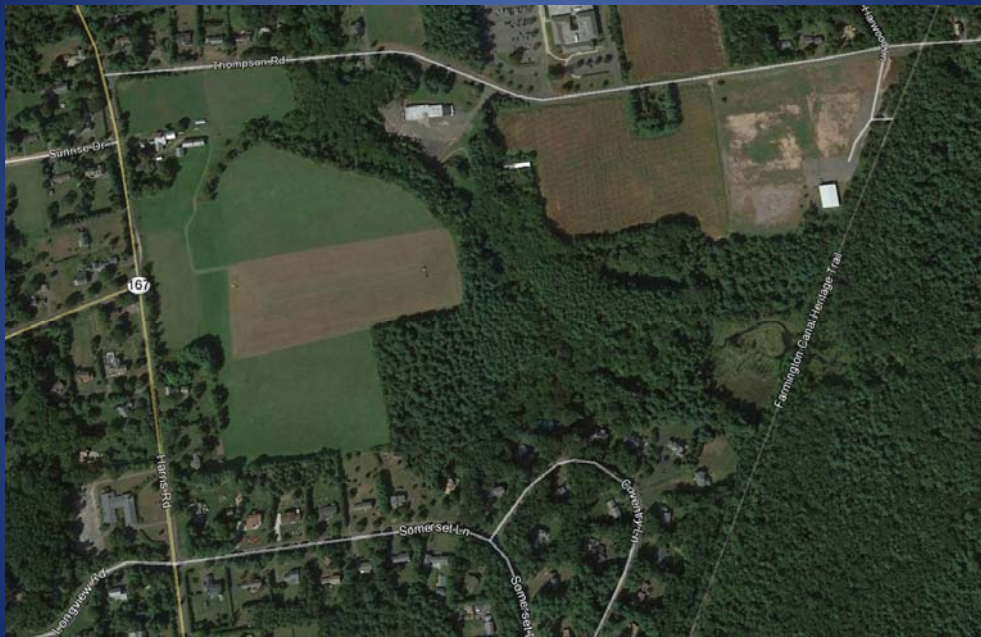
Town of Avon, CT

Town Council Meeting

November 3, 2014



Project Location



Project Location



KAESTLE BOOS
associates, inc.



Original Master Plan



THOMPSON ROAD PROPERTY - AERIAL PHOTOGRAPH - CONCEPT E
Parks Master Planning



Statement of Needs

Main Field

1. A Multi-Purpose All-Weather Turf Field Football
 - a) Soccer
 - b) Lacrosse (men's and women's)
 - c) Field Hockey
 - d) Community Sports and Youth Groups

2. Athletic Field Lighting

3. Field Utilities

4. Home and Away Bleachers with a Press Box

5. Scoreboard

Secondary Field

6. Natural Grass Multi-Purpose Practice Field (alternate for all-weather turf)

Passive & Active Recreation

7. Pedestrian and Vehicular Circulation Around The Site
8. Pedestrian and Vehicular Lighting
9. Access To The Adjacent Trailhead and Bikeway
10. Concourse and Gathering Space With a Playscape If Possible

Building Amenities

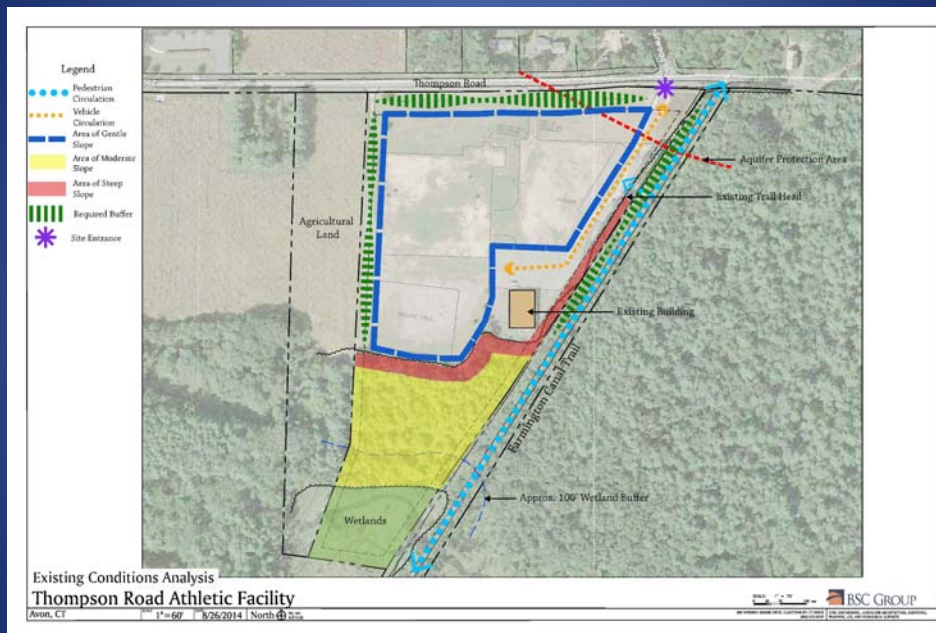
11. Public Restroom And Concession Facilities
12. Home and Away Locker Rooms
13. Ticket Booth
14. Storage (equal to or greater than what is currently onsite in the current storage building; salvage all or part of the current building is encouraged).

Site Amenities

15. All Appropriate Perimeter and Interior Fencing
16. Adequate Parking for Events (the school may be an option for overflow parking)
17. Site irrigation
18. An appropriate Thompson Road and Neighboring Property Buffer Zones. Buffering Must Be Aesthetically Pleasing.
19. Storage (equal to or greater than what is currently onsite in the current storage building; salvage all or part of the current building is encouraged).
20. ADA Compliance
21. Site Utilities



Existing Conditions Assessment



TRAC Subcommittee - August 07, 2014

Site Concept 1
Thompson Road Athletic Facility

Site Concept 2
Thompson Road Athletic Facility

Site Concept 3
Thompson Road Athletic Facility

Site Concept 4
Thompson Road Athletic Facility

Site Concept 5
Thompson Road Athletic Facility

Site Concept 6
Thompson Road Athletic Facility

Site Concept 7
Thompson Road Athletic Facility

Site Concept 8
Thompson Road Athletic Facility

Site Concept 9
Thompson Road Athletic Facility

BSC GROUP

NESTLE BOOS ASSOCIATES, INC.

TRAC Subcommittee - August 19, 2014

Site Concept 1
Thompson Road Athletic Facility

Site Concept 2
Thompson Road Athletic Facility

Site Concept 3
Thompson Road Athletic Facility

Site Concept 4
Thompson Road Athletic Facility

Typical Cross Section of Property Line Buffer
Thompson Road Athletic Facility

BSC GROUP

NESTLE BOOS ASSOCIATES, INC.

Town Council – September 04, 2014



KAESTLE BOOS
associates, inc.



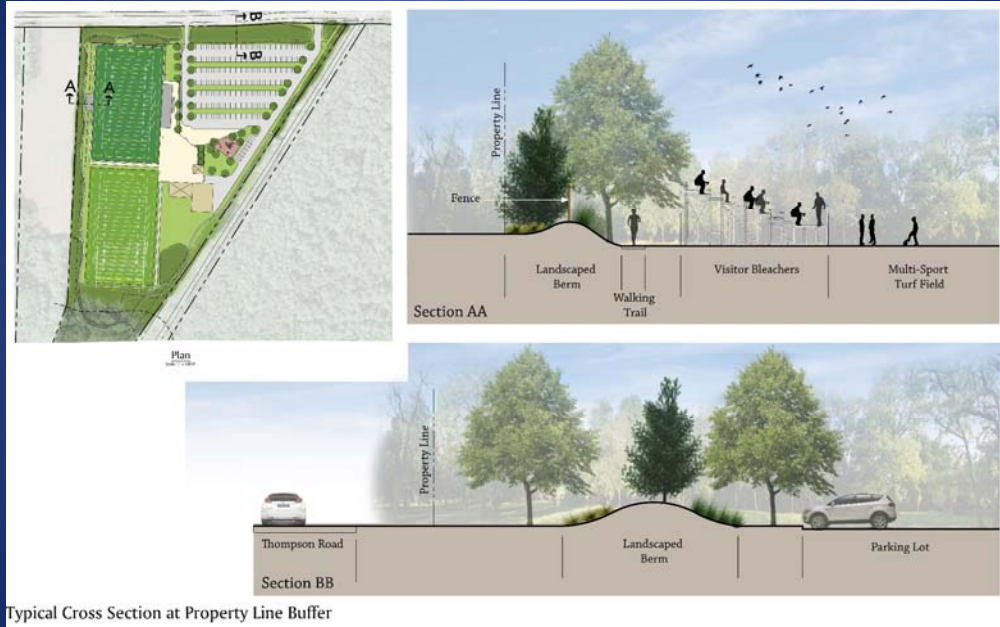
Site Master Plan



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Conceptual Cross Section of Buffers



Typical Cross Section at Property Line Buffer



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Conceptual Recreation Amenities



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Site Rendering



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Site Rendering



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associates, inc



Site Rendering



KAESTLE BOOS
associates, inc



Site Rendering



KAESTLE BOOS
associates, inc



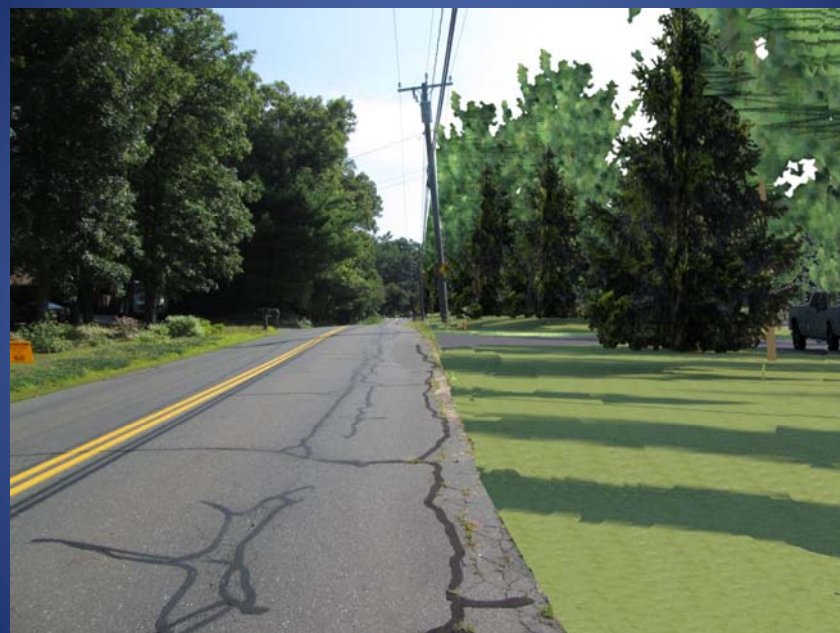
Site Rendering



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Site Rendering



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Home Bleachers, Press Box, and Lighting



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Visitor Bleachers



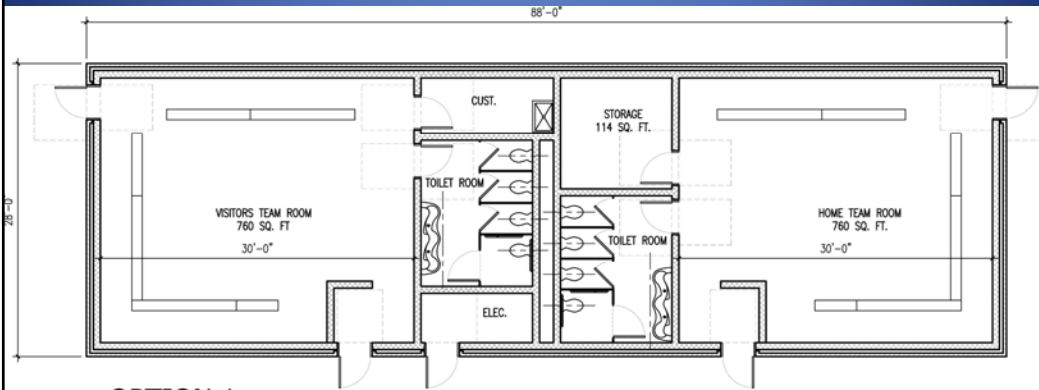
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Bleacher Building



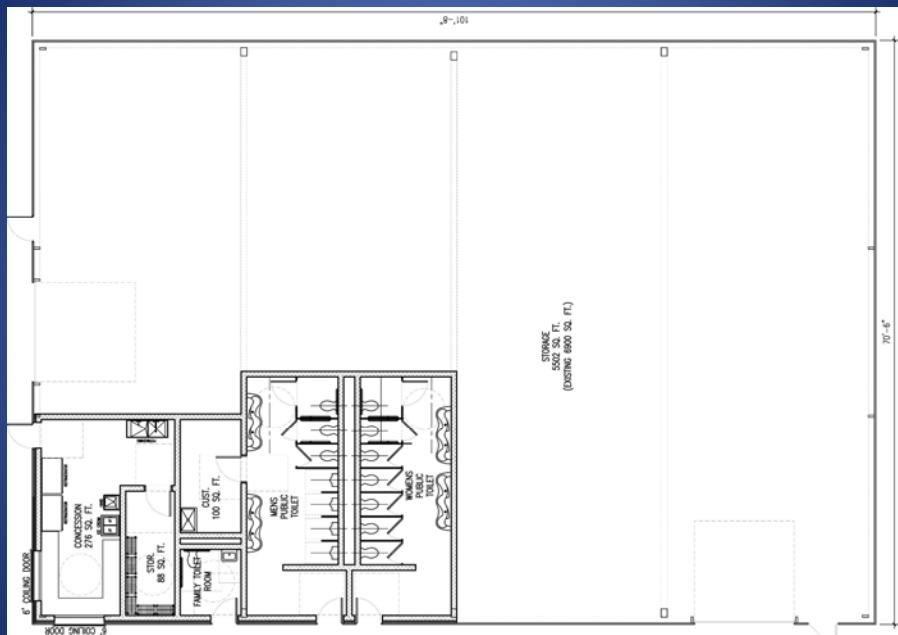
TEAM ROOMS- UNDER THE GRANDSTANDS- 2,464 SQ. FT.



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associates, inc



Butler Building Renovation



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associates, inc



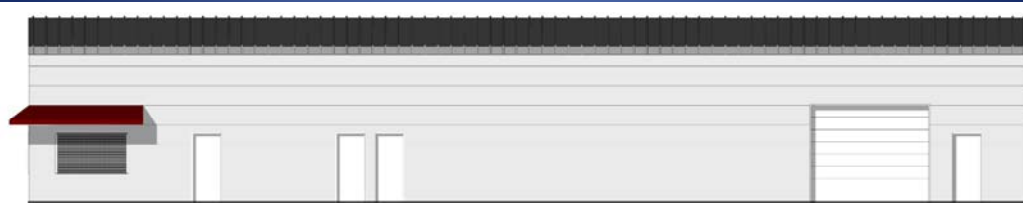
Butler Building Renovation – New Facade



KAESTLE BOOS
associates, inc.



Butler Building Renovation



KAESTLE BOOS
associates, inc.



Conceptual Cost Estimate-Soft Costs

CONCEPTUAL BUDGETARY DESIGN COSTS (SOFT COSTS)		BASE ITEMS	
1. Phase 1 - Pre-Referendum Services	lump sum		\$31,000.00
2. Phase 2 - Post Referendum Services (estimated)	lump sum		\$112,000.00
3. Town Bidding and Contract Expenses (estimated)	lump sum		\$10,000.00
4. Project Financing (estimated)	lump sum		\$60,000.00
Total			\$213,000.00



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Conceptual Cost Estimate-Base Bid

CONCEPTUAL BUDGETARY CONSTRUCTION COSTS (HARD COSTS)		BASE ITEMS
1. Site Preparation, Demolition, and Cut/Fill	lump sum	\$65,000.00
2. Site Drainage, Utilities, and Infrastructure	lump sum	\$185,000.00
3. Off-Site Sanitary Connection & Assessment Fee	lump sum	\$187,000.00
4. All-Weather Turf Multi-Sport Main Field (including maintenance equipment)	lump sum	\$895,000.00
5. Natural Grass Multi-Sport Secondary Field	lump sum	\$425,000.00
6. Sports Field Equipment (Game Field)	lump sum	\$25,000.00
7. Main Field Lighting	lump sum	\$235,000.00
8. Fencing and Gates	lump sum	\$125,000.00
9. Entrance Way and Walkways	lump sum	\$100,000.00
10. Parking and Drives	lump sum	\$375,000.00
11. Site Lighting and Amenities	lump sum	\$125,000.00
12. Scoreboard	lump sum	\$27,500.00
13. Landscaping and Buffers	lump sum	\$150,000.00
14. Passive Recreation Trail	lump sum	\$35,000.00
15. Home Bleachers, Press Box, and Sound System	lump sum	\$245,000.00
16. Visitor Bleachers	lump sum	\$68,750.00
17. Ticket Booth	lump sum	\$25,000.00
18. Building Under Bleachers (Team Rooms)	lump sum	\$409,024.00
19. Butler Building Renovation (Concessions & Public Restroom)	lump sum	\$455,176.00
20. Thompson Road Pedestrian Pathway	lump sum	\$45,000.00
21. Escalation, Contingency, and Allowances	lump sum	\$609,355.25
Total		\$4,811,805.25
Base Bid Project Total		\$5,024,805.25



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Conceptual Cost Estimate-Alternates

CONCEPTUAL BUDGETARY CONSTRUCTION COSTS (HARD COSTS)		ADD/ALTERNATE ITEMS	
Alternates			
1. All-Weather Turf Multi-Sport Secondary Field (additional cost from #5)	lump sum		\$425,000.00
2. Sports Field Equipment (Secondary Field)	lump sum		\$25,000.00
3. Decorative Entrance Material Entrance Way and Walkways	lump sum		\$100,000.00
4. Additional Parking Landscaping and Green space	lump sum		\$65,000.00
5. Additional Site and Pathway Lighting and Amenities	lump sum		\$25,000.00
6. Playscape	lump sum		\$85,000.00
7. Additional Landscaping and Buffers	lump sum		\$75,000.00
8. Passive Recreation Trail Amenities	lump sum		\$15,000.00
9. Thompson Road Pedestrian Pathway Lighting	lump sum		\$50,000.00
10. Escalation, Contingency, and Allowances	lump sum		\$125,425.00
Alternates Total			\$990,425.00
Base Bid & Alternates Project Total			\$6,015,230.25

*Conceptual Cost Estimate is based on standard industry pricing and the Conceptual Design scope of work. It will continue to be refined into an Estimate of Probable Construction Costs as the project design develops in further detail.



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Project Schedule Moving Forward

PHASE 1 – Pre- Referendum Services	Status	Notes
Project Kick-Off	Completed	
Site Evaluation	Completed	
Project Programming	Completed	
Schematic Design	Completed	
Local Permitting (preliminary review with Town Staff)	In Process	
Referendum Services	TBD	
PHASE 2 – Post Referendum Services		
Design	TBD	If Referendum is Passed
Local Permitting	TBD	If Referendum is Passed
Construction Documents	TBD	If Referendum is Passed
Bidding	TBD	If Referendum is Passed
Construction	TBD	If Referendum is Passed
Close-Out	TBD	If Referendum is Passed



KAESTLE BOOS
ASSOCIATES, INC.





Avon Board of Education

Proposed Capital Budget
Presentation to Town Council
November 2014

1



Summary of 2015-16 Requests

1. Science Labs (3) - AMS	\$ 429,000
2. Classroom Flooring Replacement – AHS	140,000
3. Classroom Flooring Replacement – PGS	85,000
4. Front Entrance Repair – AHS	50,000
5. Replacement of Type II Bus	16,000
6. HVAC Air Handling/Roof Top Units – RBS	190,000
7. Renovation Study – Annex	15,000
8. Replacement BOE Truck (2001 F-350)	55,000
9. Access Control System (exterior) – District	110,000

2

Summary of 2015-16 Requests

10. Maintenance Garage & Athletic Storage – AHS	\$ 130,000
11. Parking Lot & Exterior Lights	236,000
12. Security Upgrades – District	158,500
13. Underground Fuel Tank Removal – AHS & TBS	25,000
14. Upgrade Voicemail to Fiber Optics – District	50,000
Total	\$ 1,689,500

3

Science Labs – Avon Middle School

- Phase 1 of a two-year project
- Labs were installed forty years ago
- Our labs are not designed for today's science curriculum
- 3 classrooms formerly used to teach Family and Consumer Science will be renovated to science labs
- Total Cost \$439,000

4

AMS Architectural Design of Science Labs



5

Flooring – Avon High School

- Carpeting has worn due to age and is in need of replacement for health and safety reasons
- 30,000 sq. ft. of carpeting in classrooms will be replaced with tile
- Similar floor replacement projects at RBS & AMS were completed last summer
- Total Cost \$140,000

6

AHS Classroom Carpeting



7

AHS Classroom Carpeting



8

Flooring – Pine Grove School

- Carpeting has worn due to age and is in need of replacement for health and safety reasons
- 26,700 sq. ft. of carpeting in classroom will be replaced with tile
- Similar floor replacement projects at RBS & AMS were completed last summer
- Total Cost \$85,000

9

PGS Classroom Carpeting



10

Front Entrance Repair - Avon High School

- The concrete front sidewalk/entrance has significant physical deterioration
- Total cost \$50,000

11

AHS Front Entrance Repair



12

Replacement of Type II Bus – District

- Town DPW department has informed district that school activity bus is no longer economical to repair
- Total Cost \$16,000

13

Replacement of Type II Bus



14

HVAC Air Handling/Roof Top Units – Roaring Brook School

- Phase 1 of 2
- Recommended in an architectural/engineering study
- 7 RTUs need replacement
- Total Cost \$190,000

15

RBS Roof Top Units



16

Renovation Study - Annex

- An engineering and architectural review of the current condition and feasibility of renovation and additional program space
- Total Cost \$15,000

17

Replacement Truck (2001 F-350) - District

- Recommended by DPW Fleet Manager for replacement
- Total Cost \$55,000

18

Replacement BOE Truck (2001 F-350)



19

Access Control System (exterior) - District

- FOB entry to all buildings was recommended by Avon Police Department in a June 2013 Threat Assessment Study
- Total Cost \$110,000

20

Maintenance Garage & Athletic Storage - Avon High School

- An extension will be added to the existing two-level storage building
- Total Cost \$130,000

21

AHS Maintenance Garage & Athletic Storage



22

Parking Lot & Exterior Lights - District

- Lighting will be replaced with energy efficient lighting
- A grant from CL&P offsets total of \$236,000 for a \$166,000 project cost
- Total Cost \$236,000

23

Exterior Lighting



24

Security Upgrades - District

- Additional foyers at PGS, RBS, AMS & TBS will be constructed to control visitor access. Recommended by Avon Police Department
- Total Cost \$158,500

25

Underground Fuel Tank Removal - Avon High School & Thompson Brook School

- Underground tanks are no longer used
- Underground tanks are required to be removed
- 10,000 gallon tank at Avon High School
- 6,000 gallon tank at Thompson Brook School
- Total Cost \$25,000

26

AHS & TBS Underground Fuel Tank Removal



27

Upgrade Voicemail to Fiber Optics - District

- Existing system has failed. Older technology is no longer supportable having become outdated
- Intra-school telephone will run over existing fiber optic cables avoiding phone company charges
- Total Cost \$50,000

28



Capital Planning 2016-2017 and beyond

- AMS Science Labs, Year 2 - \$228,000
- A formal facilities maintenance program schedule requires periodic investment
- Parking lots and driveways need re-paving - \$1,000,000
- HVAC RTUs – District wide - \$990,000
- RBS Roof Replacement - \$626,000

29



Avon Board of Education

Proposed Capital Budget
Presentation to Town Council
November 2014

30