

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

## WATERFORD LONG RANGE FISCAL PLANNING COMMITTEE MEETING AGENDA

Topic: LRFP Meeting  
Time: Feb 17, 2022 05:30 PM Eastern Time (US and Canada)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)

Meeting ID: 879 1200 0313

Passcode: 455560

Find your local number: <https://us02web.zoom.us/j/keiMHnDet4>

1. Establishment of a quorum and call to order by the Chair.
2. Pledge of Allegiance
3. Roll call and recognition of Staff, Board or Commission Members.
4. Public Comment
5. Consider and act upon the minutes of the December 16, 2021, meeting.
6. Decision Phase:
  - a. Plan of discussion for Fleet Plan, set preliminary goals.
7. Review and discuss Building Maintenance for the Town.
8. Review and discuss the property schedule from CIRMA (CT Interlocal Risk Management Agency).
9. Confirm next meeting date in accordance with the approved schedule – April 21, 2021.
10. New Business

RECEIVED FOR RECORD  
WATERFORD, CT  
2022 FEB 10 PM 3:47  
TOWN CLERK

11. Adjournment.

Long Range Fiscal Planning Committee  
Agenda, 2/17/2022



**CONNECTICUT  
INTERLOCAL  
RISK  
MANAGEMENT  
AGENCY**

545 Long Wharf Drive, 8th Floor  
New Haven, CT 06511-5950  
Phone 203-946-3700  
www.CIRMA.org

## PROPERTY SCHEDULE

<b>Member Name:</b> Town of Waterford and Waterford Board of Education							
<b>Policy #:</b> LAP2021012907			<b>Effective Date &amp; Expiration Date:</b> 07/01/2021 – 07/01/2022				
<b>CIRMA Location Number &amp; Building Number</b>	<b>Location Description and Address</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>	<b>Flood Zone</b>	<b>Vacant (yes/ no) &amp; Vacancy Date</b>	<b>Deductible</b>
001 001	TOWN HALL 15 Rope Ferry Road, Waterford, CT 06385	\$8,392,500	\$938,000	\$9,330,500	All Other	No	\$10,000
002 001	YOUTH SERVICES BUREAU 200 Boston Post Road, Waterford, CT 06385	\$1,927,000	\$72,000	\$1,999,000	All Other	No	\$10,000
003 001	PUBLIC SAFETY COMPLEX 204 Boston Post Road, Waterford, CT 06385	\$2,219,000	\$676,000	\$2,895,000	All Other	No	\$10,000
004 001	POLICE RADIO TOWER R204 Boston Post Road - Rear, Waterford, CT 06385	\$27,540		\$27,540	All Other	No	\$10,000
005 001	DOG POUND R200 Boston Post Road - Rear, Waterford, CT 06385	\$50,118		\$50,118	All Other	No	\$10,000
006 001	GAZEBO 170 Boston Post Road, Waterford, CT 06385	\$19,526		\$19,526	All Other	No	\$10,000
007 001	PUBLIC LIBRARY 49 Rope Ferry Road, Waterford, CT 06385	\$6,299,000	\$1,836,000	\$8,135,000	All Other	No	\$10,000
008 001	JORDON PARK HOUSE - RECREATION BLG. 65 Rope Ferry Road, Waterford, CT 06385	\$73,409	\$1,020	\$74,429	All Other	No	\$10,000
009 001	NEW MUNICIPAL COMPLEX BUILDING + GARAGE 1000 Hartford Turnpike, Waterford, CT 06385	\$14,500,000	\$598,138	\$15,098,138	All Other	No	\$10,000
009 002	MUNICIPAL COMPLEX BDG. UTILITY 1000 Hartford Turnpike, Waterford, CT 06385	\$1,043,800	\$230,000	\$1,273,800	All Other	No	\$10,000
010 001	SAND SPREADER HANGER 1000 Hartford Turnpike - Rear, Waterford, CT 06385	\$12,766		\$12,766	All Other	No	\$10,000

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010 002	PUBLIC WORKS SALT SHED 1000 Hartford Turnpike - Rear, Waterford, CT 06385	\$234,806		\$234,806	All Other	No	\$10,000
011 001	MAINTENANCE BUILDING 305 Great Neck Road, Waterford, CT 06385	\$39,365	\$10,030	\$49,395	All Other	No	\$10,000
012 001	COMFORT STATION (2) 301 Great Neck Road, Waterford, CT 06385	\$31,918		\$31,918	All Other	No	\$10,000
013 001	FIRST AID 301 Great Neck Road, Waterford, CT 06385	\$4,256		\$4,256	All Other	No	\$10,000
014 001	WATERFORD HIGH SCHOOL 20 Rope Ferry Road, Waterford, CT 06385	\$68,514,000	\$4,990,000	\$73,504,000	All Other	No	\$10,000
014 003	TURF FIELD 20 Rope Ferry Road, Waterford, CT 06385	\$1,475,000		\$1,475,000	All Other	No	\$10,000
014 004	HIGH SCHOOL SOFTBALL FIELD & PRESSBOX/BLEACHERS/SCOR EBOARD 20 Rope Ferry Road, Waterford, CT 06385	\$320,000		\$320,000		No	\$10,000
015 001	HIGH SCHOOL MAINTENANCE DEPT. 20 Rope Ferry Road, Waterford, CT 06385		\$31,320	\$31,320	All Other	No	\$10,000
016 001	HIGH SCHOOL TICKET BOOTH 20 Rope Ferry Road - rear, Waterford, CT 06385	\$4,256		\$4,256	All Other	No	\$10,000
017 001	DUGOUTS (2) 20 Rope Ferry Road - rear, Waterford, CT 06385	\$10,640		\$10,640	All Other	No	\$10,000
018 001	HIGH SCHOOL BLEACHER AND PRESS BOOTH 20 Rope Ferry Road - rear, Waterford, CT 06385	\$82,941		\$82,941	All Other	No	\$10,000
019 001	COHANZIE SCHOOL 48 Dayton Road, Waterford, CT 06385	\$1,172,200	\$208,000	\$1,380,200	All Other	Yes 09/30/2008	\$10,000

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020 001	SOUTHWEST SCHOOL 51 Daniels Avenue, Waterford, CT 06483	\$10,470,000	\$816,500	\$11,286,500	All Other	No	\$10,000
020 002	SOUTHWEST SCHOOL SITE 51 Daniels Avenue, Waterford, CT 06483	\$140,495	\$297,761	\$438,256	All Other	No	\$10,000
021 001	CLARK LANE MIDDLE HIGH 105 Clark Avenue, Waterford, CT 06483	\$31,447,000	\$2,469,000	\$33,916,000	All Other	No	\$10,000
022 001	BOARD OF EDUCATION OFFICE 15 Rope Ferry Road, Waterford, CT 06385		\$363,887	\$363,887	All Other	No	\$10,000
023 001	SPECIAL SERVICES BOARD OF EDUCATION 15 Rope Ferry Road, Waterford, CT 06385		\$118,979	\$118,979	All Other	No	\$10,000
024 001	EVERGREEN AVE. PUMP STATION 52R Miner Lane, Waterford, CT 06385	\$1,593,000		\$1,593,000	All Other	No	\$10,000
025 001	BLUE HILLS PUMP STATION 35 Harvey Road, Waterford, CT 06385	\$1,098,000		\$1,098,000	All Other	No	\$10,000
026 001	OLD NORWICH RD. PUMP STATION 38 Old Norwich Road, Waterford, CT 06385	\$1,286,000		\$1,286,000	All Other	No	\$10,000
027 001	STORAGE & COMFORT STATIONS 739 Vauxhall Street Extension, Waterford, CT 06385	\$53,196	\$4,128	\$57,324	All Other	No	\$10,000
028 001	BOLLES COURT PUMP STATION 528 Mohegan Avenue Parkway, Waterford, CT 06385	\$1,413,000		\$1,413,000	Zone A	No	\$10,000
029 001	SCOREBOARD VETERANS FIELD 174 Boston Post Road, Waterford, CT 06385	\$4,256		\$4,256	All Other	No	\$10,000

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030 001	OUTDOOR LIGHTING - VETERANS FIELD 174 Boston Post Road, Waterford, CT 06385	\$48,941		\$48,941	All Other	No	\$10,000
031 001	EMERGENCY COMMUNICATIONS CENTER 204 Boston Post Road, Waterford, CT 06385		\$1,102,641	\$1,102,641	All Other	No	\$10,000
032 001	FIRE COMMISSION RADIO TOWER 204 Boston Post Road, Waterford, CT 06385	\$12,766		\$12,766	All Other	No	\$10,000
033 001	MAGO POINT PUMP STATION 12 4th Street, Waterford, CT 06385	\$939,000		\$939,000	Zone A	No	\$10,000
034 001	STORAGE BUILDING 85 Miner Lane, Waterford, CT 06385	\$6,385		\$6,385	All Other	No	\$10,000
034 002	STORAGE BUILDING 85 Miner Lane, Waterford, CT 06385	\$140,495		\$140,495	All Other	No	\$10,000
035 001	CROSSROADS PUMP STATION 205 Parkway North, Waterford, CT 06385	\$969,000		\$969,000	All Other	No	\$10,000
036 001	SHORE ROAD PUMP STATION 2 Shore Road, Waterford, CT 06385	\$544,500		\$544,500	All Other	No	\$10,000
037 001	COLONIAL DRIVE PUMP STATION 47R Colonial Drive, Waterford, CT 06385	\$489,000		\$489,000	Zone A	No	\$10,000
038 001	OLD BARRY RD. PUMP STATION 33 Old Barry Road, Waterford, CT 06385	\$489,000		\$489,000	All Other	No	\$10,000
039 001	BRIARWOOD RD. PUMP STATION 14 Briarwood Road, Waterford, CT 06385	\$406,000		\$406,000	All Other	No	\$10,000
040 001	POLICE STATION 41 Avery Lane, Waterford, CT 06385	\$5,723,500	\$975,000	\$6,698,500	All Other	No	\$10,000

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040 002	EDP - CAMERA SYSTEM - INTERIOR AND EXTERIOR CAMERAS 41 Avery Lane, Waterford, CT 06385		\$4,700	\$4,700	All Other	No	\$10,000
041 001	GARDINERS WOOD RD. PUMP STATION 302 Millstone Road East, Waterford, CT 06385	\$236,797	\$105,527	\$342,324	Zone A	No	\$10,000
042 001	MARILYN RD. PUMP STATION 26 Marilyn Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
043 001	CRYSTAL MALL PUMP STATION 840 Hartford Turnpike, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
045 001	STONEY BROOK PUMP STATION 1 Brook Street, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
046 001	RICHARDS GROVE RD. PUMP STATION 503 Mohegan Avenue Pkwy., Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
047 001	WEIMES CT. PUMP STATION 13 Weimes Court, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
048 001	QUINLEY WAY PUMP STATION 35 Quinley Way, Waterford, CT 06385	\$33,756		\$33,756	All Other	No	\$10,000
049 001	NIANTIC RIVER RD. PUMP STATION 236A Niantic River Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	Zone A	No	\$10,000
050 002	QUAKER HILL WATER BOOSTER STATION 9 Old Colchester Road - Rear, Waterford, CT 06385	\$1,230,000		\$1,230,000	All Other	No	\$10,000
051 001	OIL MILL RD. PUMP STATION 25A Oil Mill Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	Zone A	No	\$10,000

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052 001	TOWN HALL AREA PARKS & REC OUTBUILDINGS 184 Boston Post Road, Waterford, CT 06385	\$94,119	\$76,706	\$170,825	All Other	No	\$10,000
053 001	E. O'NEILL - THEATER/OFFICES/DORMITORY 305-309 Great Neck Road, Mansion, Waterford, CT 06385	\$2,552,500	\$235,000	\$2,787,500	All Other	No	\$10,000
054 001	EUGENE O'NEILL BARN/THEATRE 305-309 Great Neck Road, Waterford, CT 06385	\$2,681,500	\$373,000	\$3,054,500	All Other	No	\$10,000
055 001	E. O'NEILL -FARM HOUSE/THEATRE EXTENSION 305-309 Great Neck Road, Waterford, CT 06385	\$379,500	\$40,000	\$419,500	All Other	No	\$10,000
056 001	E. O'NEILL - COTTAGE/FACULTY/MEETING /DORM/THEATR 305-309 Great Neck Road, Waterford, CT 06385	\$290,793		\$290,793	All Other	No	\$10,000
056 002	E. O'NEILL -COTTAGE #1 305-309 Great Neck Road, Waterford, CT 06385	\$295,500		\$295,500	All Other	No	\$10,000
056 003	E. O'NEILL -COTTAGE #2 305-309 Great Neck Road, Waterford, CT 06385	\$613,500		\$613,500	All Other	No	\$10,000
056 004	E. O'NEILL -COTTAGE #3 305-309 Great Neck Road, Waterford, CT 06385	\$613,500		\$613,500	All Other	No	\$10,000
056 005	E. O'NEILL -HENSON REHEARSAL HALL 305-309 Great Neck Road, Waterford, CT 06385	\$641,500	\$85,000	\$726,500	All Other	No	\$10,000
056 006	E. O'NEILL -COTTAGE #4 305-309 Great Neck Road, Waterford, CT 06385	\$503,000		\$503,000	All Other	No	\$10,000
056 007	E. O'NEILL -COTTAGE #5 305-309 Great Neck Road, Waterford, CT 06385	\$613,500		\$613,500	All Other	No	\$10,000



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056 008	E. O'NEILL -COTTAGE #6 305-309 Great Neck Road, Waterford, CT 06385	\$426,500		\$426,500	All Other	No	\$10,000
056 009	E. O'NEILL -COTTAGE #7 305-309 Great Neck Road, Waterford, CT 06385	\$449,000		\$449,000	All Other	No	\$10,000
056 010	E. O'NEILL -LAUNDRY COTTAGE 305-309 Great Neck Road, Waterford, CT 06385	\$105,479		\$105,479	All Other	No	\$10,000
056 011	E. O'NEILL - PRODUCTION COTTAGE 305-309 Great Neck Road, Waterford, CT 06385	\$507,500	\$54,000	\$561,500	All Other	No	\$10,000
057 001	E. O'NEILL - MAINTENANCE/THEATRE/STA GE SHOP 305-309 Great Neck Road, Waterford, CT 06385	\$99,823		\$99,823	All Other	No	\$10,000
058 001	E. O'NEILL - LOG CABIN/CAFETERIA 305-309 Great Neck Log Cabin, Waterford, CT 06385	\$101,500		\$101,500	All Other	No	\$10,000
059 001	E. O'NEILL -IRON SIDES MANSION DORM/THEATRE 305-309 Great Neck, Waterford, CT 06385	\$1,827,500	\$56,000	\$1,883,500	All Other	No	\$10,000
060 001	(9) PORTABLE CLASSROOMS (SOUTHWEST SCHOOL) 51 Daniels Avenue, Waterford, CT 06385	\$102,000	\$10,200	\$112,200	All Other	No	\$10,000
061 001	DUGOUTS - CLARK LANE JR HIGH 105 Clark Lane, Waterford, CT 06385	\$15,300		\$15,300	All Other	No	\$10,000
062 001	FRIENDSHIP SCHOOL & COMMUNITY CENTER 24 Rope Ferry Road, Waterford, CT 06386	\$26,588,500	\$1,635,000	\$28,223,500	All Other	No	\$10,000
063 001	(2) PORTABLE CLASSROOMS Southwest School - Daniels Avenue, Waterford, CT 06483	\$136,300		\$136,300	All Other	No	\$10,000

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064 001	NEW QUAKER HILL ELEMENTARY 285 Bloomingdale Road, Waterford, CT 06385	\$18,900,500	\$1,333,000	\$20,233,500	All Other	No	\$10,000
065 001	COMPUTERS - DISPATCH No Address Listed, Waterford, CT 06385		\$456,219	\$456,219		No	\$10,000
066 001	NEW OSWEGATCHIE ELEMENTARY SCHOOL 470 Boston Post Road, Waterford, CT 06385	\$18,006,500	\$1,299,000	\$19,305,500	All Other	No	\$10,000
067 001	GREAT NECK SCHOOL 165 Great Neck Road, Waterford, CT 06385	\$18,312,000	\$1,299,000	\$19,611,000	All Other	No	\$10,000
068 001	FARGO ROAD SITE - RADIO 45 Fargo Road - Rear, Waterford, CT 06385-2886	\$210,730	\$717,786	\$928,516	All Other	No	\$10,000
068 002	FARGO RD WATER TOWER 750K GAL 45 Fargo Road - Rear, Waterford, CT 06385	\$2,854,000		\$2,854,000	All Other	No	\$10,000
069 001	ROGER'S HILL SITE 35 South Bartlett Road, Waterford, CT 06085	\$140,495	\$297,161	\$437,656	All Other	No	\$10,000
069 002	ROGER'S HILL WATER TOWER-1.25MIL GAL 35 South Bartlett Road, Waterford, CT 06085	\$1,466,000		\$1,466,000	All Other	No	\$10,000
070 001	YOUTH FOOTBALL FIELD SHED 175 Gardiner Wood Road, Waterford, CT 06385	\$4,733	\$1,000	\$5,733	All Other	No	\$10,000
071 001	OSWEGATCHIE RD. PUMP STATION 46A Oswegatchie Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
072 001	EAST NECK RD. PUMP STATION 10 East Neck Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000

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073 001	GRANITEVILLE PUMP STATION 314 Rope Ferry Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
074 001	SEASIDE PUMP STATION 36 Shore Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
075 001	SHORE ROAD PUMP STATION 253A Shore Road, Waterford, CT 06385	\$235,862	\$105,527	\$341,389	All Other	No	\$10,000
076 001	THAMES LANDING PUMP STATION 64 Scotch Cap Road, Waterford, CT 06385	\$33,756		\$33,756	All Other	No	\$10,000
077 001	EDP INFRASTRUCTURE Various Locations, Waterford, CT 06385		\$1,549,997	\$1,549,997		No	\$10,000
077 002	PRINTING/COPY EDP Various Locations, Waterford, CT 06385		\$91,713	\$91,713		No	\$10,000
078 001	VAUXHALL WATER TOWER- 300K GAL 861 Vauxhall St. Ext., Waterford, CT 06385	\$1,503,000		\$1,503,000	All Other	No	\$10,000
079 001	INDUSTRIAL DR. WATER BOOSTER STATION 1043 Hartford Road, Waterford, CT 06385	\$720,500		\$720,500	All Other	No	\$10,000
080 001	DAYTON RD. WATER BOOSTER STATION 40 Dayton Road, Waterford, CT 06385	\$105,820		\$105,820	All Other	No	\$10,000
081 001	HARRISON LANDING PUMP STATION 51 Benham Avenue, Quaker Hill, CT 06375	\$70,000	\$475,000	\$545,000	All Other	No	\$10,000