

THE FOLLOWING MINTUES ARE SUBJECT TO APPROVAL BY THE BOARD OF FINANCE

The **Board of Finance** held a regular meeting on Thursday, June 25, 2015 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown, CT. John Kortze called the meeting to order at 7:30pm.

PRESENT: John Kortze, James Filan, Jr., John Godin, Joseph Kearney and Harry Waterbury

ABSENT: Michael Portnoy

ALSO PRESENT: First Selectman E. Patricia Llodra, Finance Director Robert Tait, Deputy Land Use Director Rob Sibley, Board of Fire Commissioners Chairman Rob Manna, Michael Burton, Community & Economic Coordinator Betsy Paynter, Director of Land Use George Benson, Grants Coordinator- Planning Department Christal Preszler, three members of the public and one members of the press.

VOTER COMMENTS: none.

COMMUNICATIONS: Mr. Kortze has chronicled all emails and responses received over the past couple of weeks regarding the possibility of closing a school. The responses and emails were overwhelming, the tone respectful, a great showing of support and opinion. The board very much appreciates the communication. An email answer to a question relative to the soft costs of the Newtown High School Auditorium project (Att.) was submitted for the record along with an email from the First Selectman to the Finance Director regarding the importance of finding alternatives to our current health care plan was submitted for the record.

MINUTES: Mr. Kearney moved to accept the minutes of May 28, 2015 as presented. Mr. Godin seconded. All in favor.

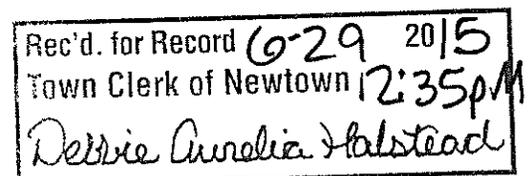
FIRST SELECTMAN REPORT: First Selectman Llodra spoke of bills that failed and passed. HB 5085: an act authorizing oversight over non-educational expenses and school budgets by municipal boards of finance, failed. HB 7019: an act concerning the minimum budget requirement, passed. The bill will amend the minimum budget requirement mandate regarding lower enrollment from a reduction of \$3,000 per student to 50% of the net current expenditures per resident student. The bill will also allow municipalities to reduce overall budgeted appropriation for education an amount not to exceed 3%. Additionally, 10% of the top performing districts will be exempt from the MBR. OPM will develop the protocols and procedures of regulatory framework around how to apply that.

FINANCE DIRECTOR REPORT: Mr. Tait shared information on the medical self-insurance fund balance and the Town of Newtown General Fund fund balance (Att.).

NEW BUSINESS

Discussion and possible action:

1. **EDC Update:** George Benson and Betsy Paynter was present to discuss the seven business districts (Att.) The 100 acres in Hawleyville will likely be medical or office use. There is a correlation between the sewer expansion in Hawleyville and interest in that area. Conversations are usually held with an agent of the organization interested in the property. Tax abatements help developers secure tenants.
2. **Parcels recommended for acquisition and revision:** Rob Sibley introduced and explained the parcels and lot lines recommended for acquisition and revision (Att.). No property is being reduced. The property owners have approached the town. Mr. Kearney moved to recommend acceptance of the proposals for the



lot line revisions and the acquisitions of the open space Mr. Waterbury seconded. All in favor. This item will move forward to the Legislative Council for approval.

3. **Discussion on BOE Facilities Study:** Mr. Kortze has a first Monday of the month early morning meeting with the Superintendent. He has been brought up to date on the facility study. The study came in on June 2. It will be presented to the Board of Finance once the Board of Education has a chance to address the study.
4. **Resolution:** Mr. Kearney moved the resolution: A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION FOR \$366,500 FOR FOUR BUDGETED PUBLIC WORKS VEHICLES TO BE FUNDED FROM THE CAPITAL NON-RECURRING FUND (FUND 144). FIVE (5) ANNUAL BUDGETED LEASE PAYMENTS IN THE PUBLIC WORKS BUDGET WILL BE TRANSFERED TO FUND 144 TO FINANCE THIS TRANSACTION and waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. This is in the public works budget for next year. The vehicles will be paid for out of the capitol non-recurring fund; zero percent interest.
5. **Resolution:** Mr. Kearney moved the Resolution: A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION FOR \$150,000 FOR TWO BUDGETED PARKS & RECREATION VEHICLES TO BE FUNDED FROM THE CAPITAL NON-RECURRING FUND (FUND 144). FIVE (5) ANNUAL BUDGETED LEASE PAYMENTS IN THE PARKS & RECREATION BUDGET WILL BE TRANSFERED TO FUND 144 TO FINANCE THIS TRANSACTION and also waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. The vehicles will be paid for out of the capitol non-recurring fund; zero percent interest.
6. **Resolution:** Mr. Kearney moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$80,000 FOR THE DESIGN, ENGINEERING AND CONSTRUCTION OF CHURCH HILL ROAD SIDEWALK IMPROVEMENTS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$80,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE and also waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. Mr. Sibley stated that there is \$100,000 set aside in the CIP for sidewalk improvements. This appropriation is to close the gap on the sidewalk project from the flagpole to the Newtown Bee. There were sewer adjustments and easement access adjustments that delayed the project. There was an Aquarion line break which expanded the scope of the project.
7. **Resolution:** Mr. Kearney moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$375,000 FOR THE PLANNING, DESIGN, ENGINEERING, RENOVATION AND CONSTRUCTION OF ADDITIONS TO THE SANDY HOOK SUB-STATION AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$375,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF

TEMPORARY BORROWINGS FOR SUCH PURPOSE and also waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved.

8. **Resolution:** Mr. Kearney moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$975,000 FOR THE ACQUISITION AND REPLACEMENT OF VARIOUS FIRE APPARATUS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$975,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE and waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. This is for the new trucks. Money has been set aside in the capitol non-recurring account to help offset the cost.

9. **Resolution:** Mr. Kearney moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$1,500,000 FOR THE PLANNING, DESIGN, ENGINEERING, CONSTRUCTION AND RECONSTRUCTION OF THE NEWTOWN HOOK & LADDER FIRE HOUSE AS AUTHORIZED IN THE (2014-15 to 2018-19) AND (2015-16 to 2019-20) CAPITAL IMPROVEMENT PLAN AND AUTHORIZING THE ISSUANCE OF \$1,500,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE and also waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. Rob Manna and Mike Burton were present. Mr. Manna stated that the fire department is investigating not paying prevailing wage because they have substantial case law that states it does not have to be paid. The Board of Selectman has made the request for appropriation but because the project is bid and there are real numbers the gap is unknown.

10. **Resolution:** Mr. Kearney moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$5,000,000 FOR THE DEMOLITION AND REMEDIATION OF FAIRFIELD HILLS BUILDINGS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE and also waived the reading of the resolution in its entirety. (Att.) Mr. Waterbury seconded. By a roll call vote the motion was unanimously approved. Mr. Tait will borrow according to the CIP. The appropriation is for the remediation and demolition of Canaan House, the single family houses, Duplex #63 and the greenhouse. Mr. Benson said the estimate for Canaan House is \$4.4 million. Mr. Benson said there will be a very specific scope based on a current assessment of the environmental issues.

11. **Transfer:** Mr. Kearney moved to Transfer \$4,300 from Salaries & Wages Overtime (1-101-13-515-5130-0000), \$12,000 from Capital (1-101-13-515-5749-0000), \$3,400 from Sand (1-101-13-510-5660-0000), \$3,200 from Salt (1-101-13-510-5661-0000) and \$3,100 from Contractual Services (1-101-13-510-5505-0000) to \$26,000 Contractual Services (1-101-13-515-5505-0000) (Att.) Mr. Waterbury seconded. It was noted that the transfer amounts have been amended since what was originally posted on the agenda. All in favor.

Board of Finance
June 25, 2015

12. **Auditors Engagement Letter:** Mr. Tait said that this is the typical engagement letter; the fees are what were expected. Mr. Kearney moved to approve and recommend to the Legislative Council the engagement letter from ChonReznick. Mr. Waterbury seconded. All in favor.

ANNOUNCEMENTS: none.

ANNOUNCEMENTS: none.

ADJOURNMENT: Having no further business the Board of Finance adjourned their regular meeting at 8:58 pm.

Susan Marcinek
Susan Marcinek, Clerk

Attached: Finance Director Communications; Parcels recommended for acquisition and revision; resolutions

Fwd: Soft Cost - Auditorium Project

Fri 6/5/2015 10:09 AM

From: JOHN KORTZE

To: Arlene Miles



For correspondence and the minutes

Sent from my iPhone

Begin forwarded message:

From: "Erardi, Joe" <erardij@newtown.k12.ct.us>
Date: June 4, 2015 at 10:03:03 AM EDT
To: JOHN KORTZE <jkortze@mac.com>
Subject: Fwd: Soft Cost - Auditorium Project

John

Let me know if you need any additional information.....JE

----- Forwarded message -----

From: **Bienkowski, Ron** <bienkowskir@newtown.k12.ct.us>
Date: Thu, Jun 4, 2015 at 9:56 AM
Subject: Re: Soft Cost - Auditorium Project
To: "Erardi, Joe" <erardij@newtown.k12.ct.us>
Cc: Gino Faiella <faiellag@newtown.k12.ct.us>

Owner's Soft Costs includes the following items estimated at 15% of total construction costs:

Architects design fees

Required structural engineering fees (sometimes included in the above)

Materials testing of existing conditions

Code review for Department of Construction Services, if required to keep project on tract (due to State delay in review process)

Stage and rigging safety consultant

Sound engineer/consultant

On Mon, Jun 1, 2015 at 1:05 PM, Erardi, Joe <erardij@newtown.k12.ct.us> wrote:

Ron and Gino

In a public meeting setting with the Board of Finance there was conversation on the auditorium project and a pending open-ended question around the soft-cost line item in the proposed spending plan. Could you send my way what is the projection and intent within this line item.

Thanks

JE



Arlene Miles <arlene.miles@newtown-ct.gov>

Fwd: ACA and the excise tax

JOHN KORTZE <jkortze@mac.com>
To: Arlene Miles <arlene.miles@newtown-ct.gov>

Mon, Jun 15, 2015 at 1:59 PM

Please add separately to correspondence

Sent from my iPhone

Begin forwarded message:

From: Pat Llodra <pat.llodra@newtown-ct.gov>
Date: June 15, 2015 at 1:55:13 PM EDT
To: "Tait, Bob" <robert.tait@newtown-Ct.gov>, "Kortze, John" <jkortze@mac.com>
Subject: ACA and the excise tax

Bob.

As we spoke this morning, please impress upon Joe Spurgeon the importance of finding alternatives to our current health care plan which fall below the trigger point for the tax. We are negotiating all our current contract with reopeners in/around Jan 2017 in order to be able to present alternatives. The HSA plan that was previously proposed through Joe was not reasonable in terms of cost - it would not have provided what we need in terms of relief.

Pat

TOWN OF NEWTOWN
 MEDICAL SELF INSURANCE FUND ANALYSIS @ JUNE 24, 2015
 FISCAL YEAR 2014 - 2015 FORECAST

FUND BALANCE @ JULY 1, 2014 2,210,990

ESTIMATED REVENUES

EMPLOYER CONTRIBUTIONS:

MUNICIPAL	2,977,000
EDUCATION	8,370,000
	11,347,000

EMPLOYEE CONTRIBUTIONS:

MUNICIPAL	313,000
EDUCATION	2,027,000
	2,340,000

RETIREE/COBRA/AGENCY CONTRIBUTIONS:

MUNICIPAL	350,000
EDUCATION	380,000
	730,000

INTEREST EARNED ON INVESTMENTS

5,000

TOTAL REVENUES

14,422,000

ESTIMATED EXPENSES

CLAIMS/NAF:

MUNICIPAL	12,200,000	<<<<<FROM CLAIMS ANALYSIS (prior year = 12,300,000)
EDUCATION		

ADMINISTRATIVE FEES:

MUNICIPAL	1,081,000
EDUCATION	

CONSULTANT FEES

55,000

TOTAL EXPENSES

13,336,000

ESTIMATED FUND BALANCE @ JUNE 30, 2015

3,296,990

27%

25% OF TOTAL CLAIMS =

3,050,000

TOWN OF NEWTOWN
 MEDICAL SELF INSURANCE FUND ANALYSIS @ JUNE 24, 2015
 FISCAL YEAR 2015 - 2016 FORECAST

ESTIMATED FUND BALANCE @ JULY 1, 2015

	3,296,990
	180,000 (from BOE dental 180k)
ESTIMATED REVENUES	
EMPLOYER CONTRIBUTIONS:	
MUNICIPAL	2,892,000
EDUCATION	8,042,000
EMPLOYEE CONTRIBUTIONS:	
MUNICIPAL	332,000
EDUCATION	2,230,000
RETIREE/COBRA/AGENCY CONTRIBUTIONS:	
MUNICIPAL	350,000
EDUCATION	410,000
INTEREST EARNED ON INVESTMENTS	7,000
TOTAL REVENUES	14,263,000

ESTIMATED EXPENSES

CLAIMS/NAF:	
MUNICIPAL	13,579,600 (6.8%)
EDUCATION	(BOE dental = 550k)
ADMINISTRATIVE FEES:	
MUNICIPAL	1,095,000
EDUCATION	55,000
CONSULTANT FEES	
TOTAL EXPENSES	14,729,600

ESTIMATED FUND BALANCE @ JUNE 30, 2016

25% OF TOTAL CLAIMS = 3,394,900 22%

3,010,390



2015 Newtown Economic Development Update

Presented to the Board of Selectmen,
Legislative Council, Board of Finance
June 1, 3, 25, 2015

Presented By:

Betsy Paynter

Economic Development Coordinator





Overview

- Economic Development consists of business retention, expansion and attraction
 - Newtown's 7 business districts
 - Real estate brokers & developers
 - Business Development
 - Networking
 - Community support, walk-ins meetings

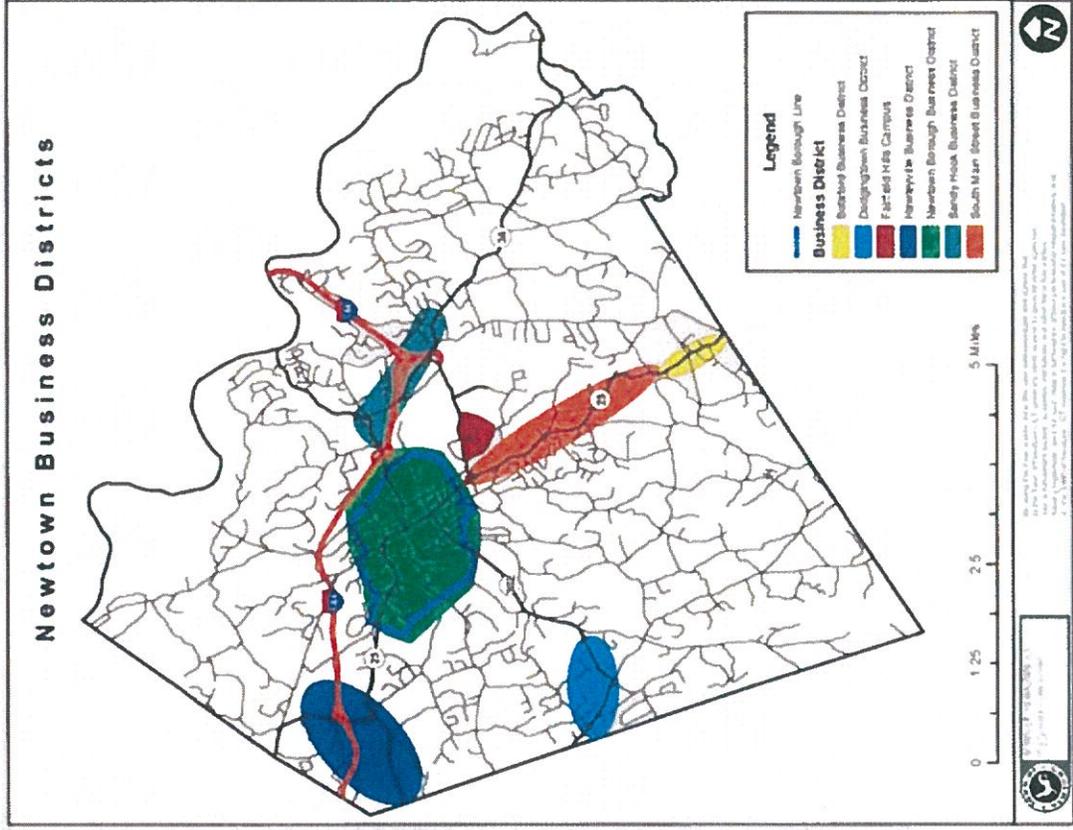




Newtown Business Districts

Newtown's 7 Business Districts:

- Hawleyville Business District
- Newtown Borough Business District
- Sandy Hook Village & surrounding businesses, Turnberry Commercial Park
- Fairfield Hills Campus
- South Main Business District
- Botsford Business District
- Dodgingtown Business District



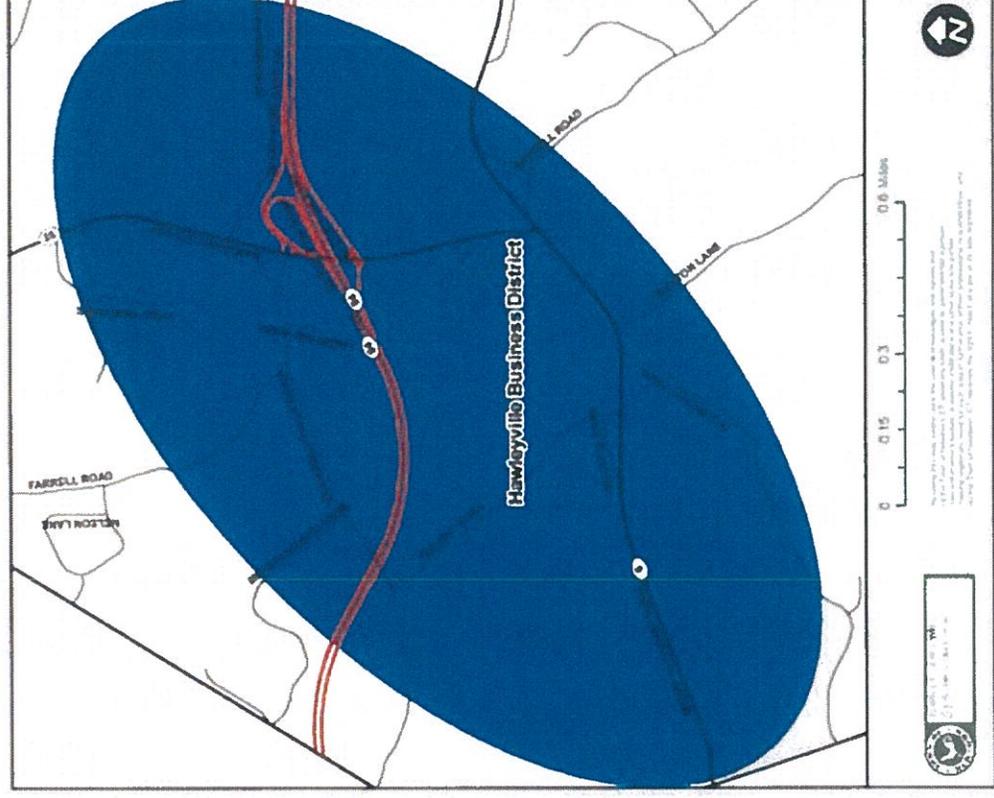


Hawleyville Business Districts

Infrastructure:

- Sewer line extension
- Aquarion water
- Fiber optics
- Tracts of under developed/ vacant industrial /commercial land
- Hawleyville streetscape – preparing grant application

Newtown Business Districts





164 Mt. Pleasant Medical Building



Newtown's "Medical Mile":

- 26,000 sf medical building construction complete
- Davita Dialysis, leasing underway for remaining

168/170 Mt. Pleasant Road:

- 30,000 sf medical building





174 Mt Pleasant Rd Hawleyville Professional Office Building



20,000 sf – professional office space approved





Hawleyville Development

Planned/Potential Projects:

- 131 Mt. Pleasant Rd - Hilarios Gas Station – expansion development
 - tanks removed October
- 9 & 13 Hawleyville Rd - Grace Christian Fellowship Church - commercial & housing
 - Proposed 175 housing units
 - Proposed 4500 sf – restaurant use
- 10 Hawleyville Rd - Exit 9 – 103 acres site
 - Many conversations, possible commercial building development
- 90 Mt. Pleasant - 33 acres
 - Conversations re: development concepts
- 183 Mt. Pleasant Road - Brom Enterprises, LLC
 - 17,000 sf medical office building approved (site is cleared)

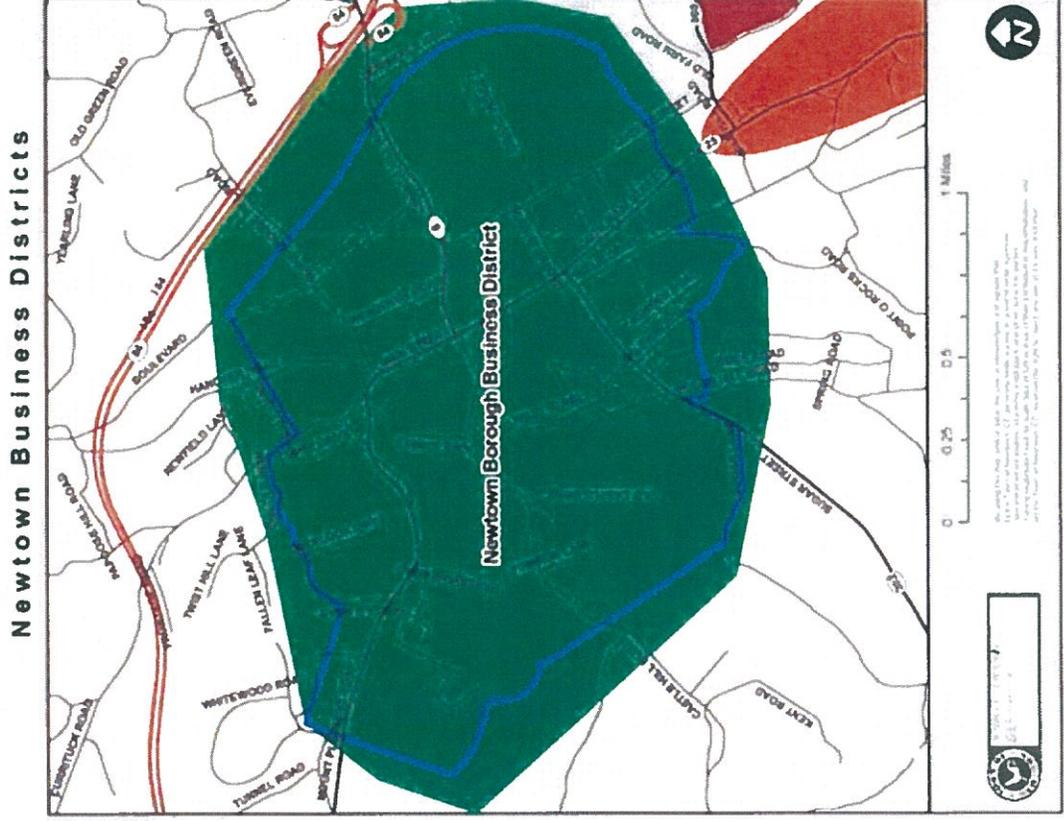




Newtown Borough Business District

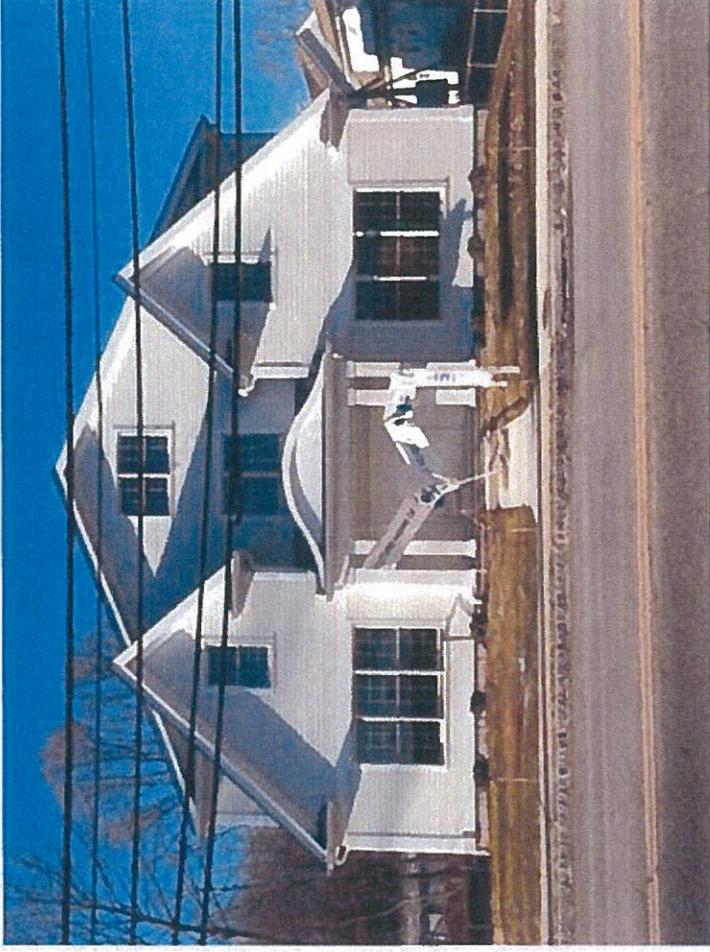
Infrastructure:

- Town sewers
- Town water
- Natural gas
- Fiber Optics
- Few tracts of vacant/under developed commercial land





12 Queen Street - Medical Office Building



5,750 sf - orthodontist and professional space

- Quilt Shop By Lois – opening June 2015
- Physical Therapy – opening summer 2015
- Dr. Beck – 2nd floor





12 Church Hill Road Newtown Hook & Ladder Firehouse



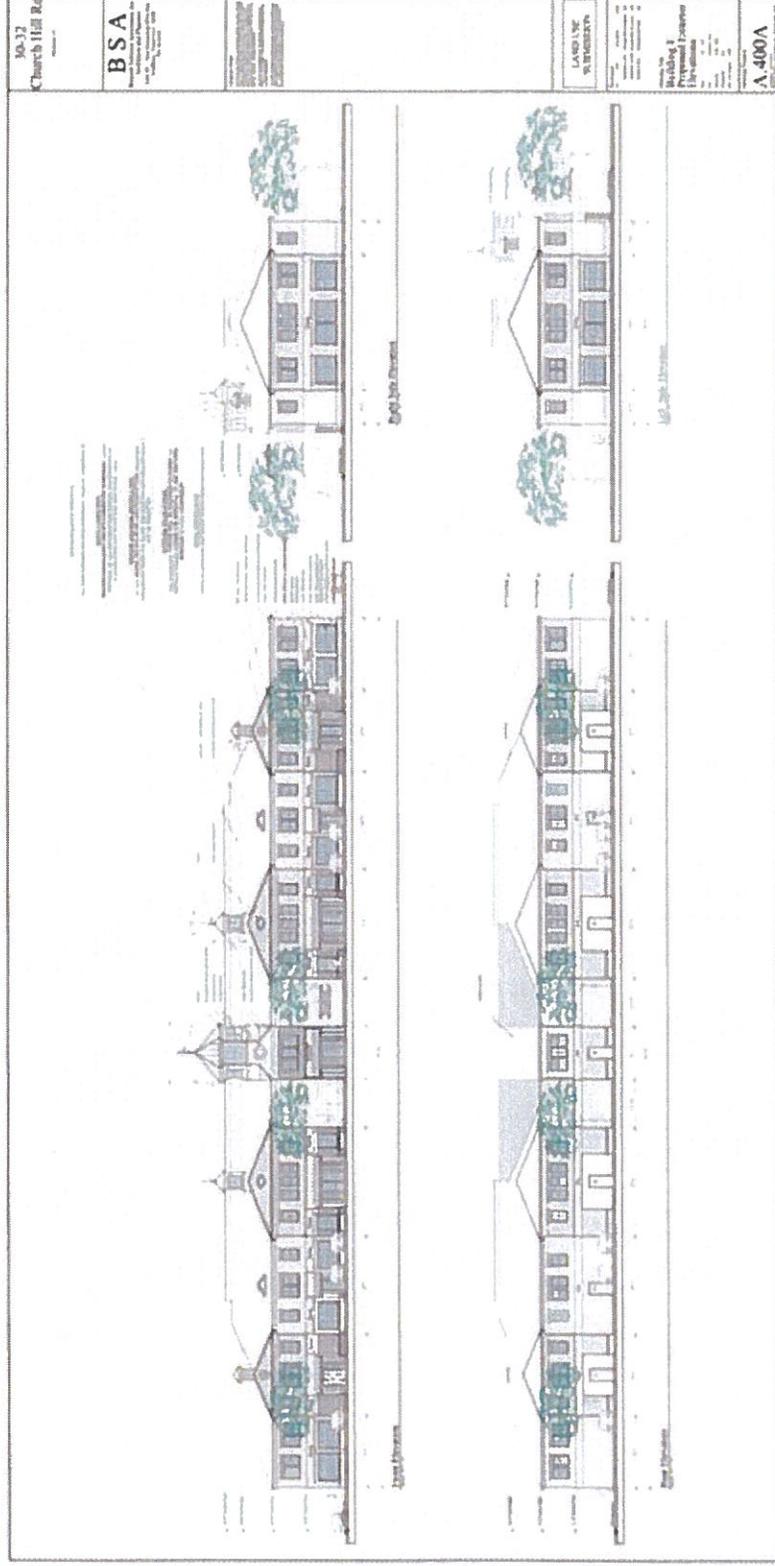
16,000+ sf Firehouse

- Great addition to the business landscape along Church Hill Road





30-32 Church Hill Rd - Villages at Lexington



Retail, Professional & Medical buildings

5 buildings - 54,000 sf

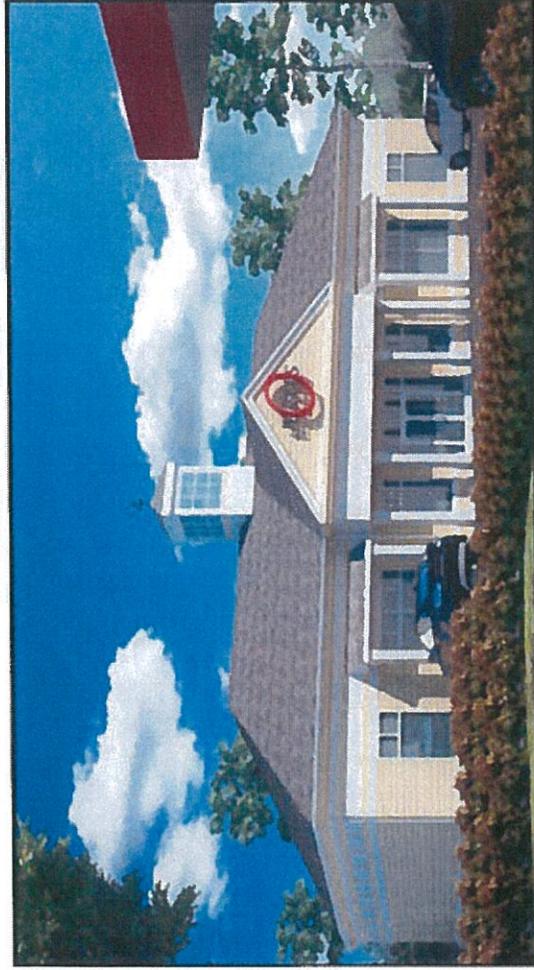
NSB building - 5,500 sf

Construction underway, complete by fall 2015/spring 2016





67 Church Hill Rd - Consumers Petroleum

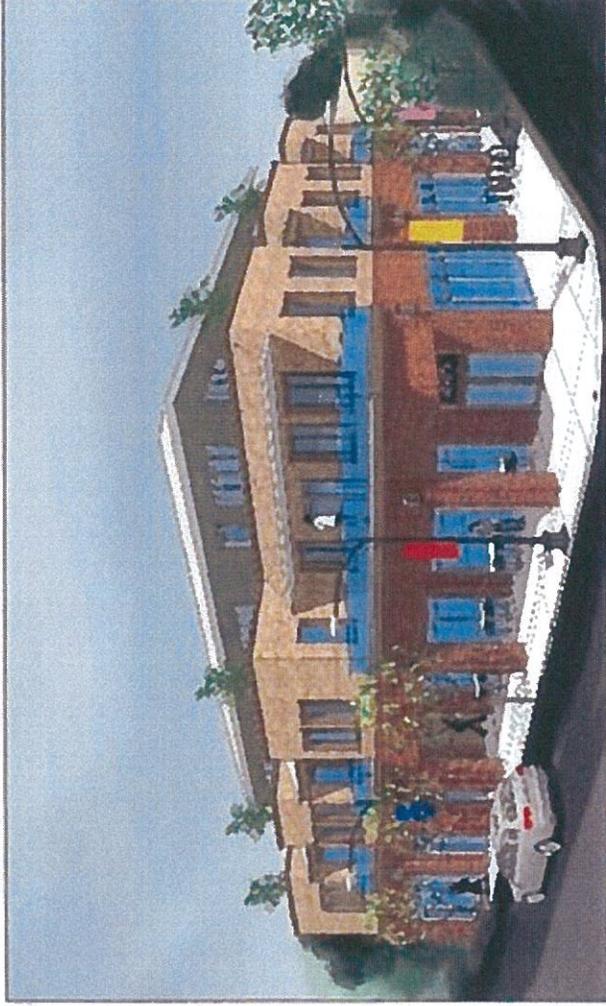


3,440 sf new gas station & convenience store
- Construction in process, completion due this summer





57 Church Hill Rd – Retail property



10,000 sf retail space

- commercial real estate marketing
- build to suit





Borough Development

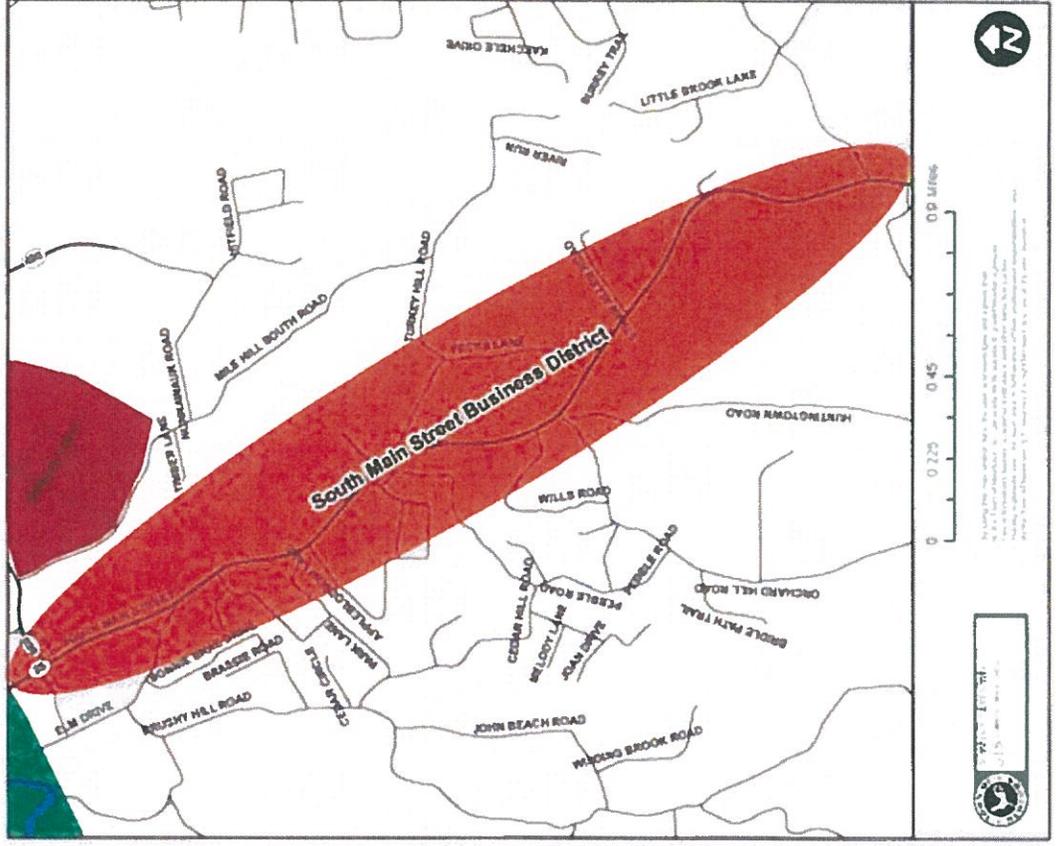
- 33 Main Street – café & professional space - Sept
- 64 Church Hill Road – (Mobil) car wash
- 27 Church Hill Rd – potential development
- Commerce Road – New Directory Sign – June
- Edmond Road realignment – 2016
- 75 Church Hill Rd – proposed commercial building
- Sidewalk extension along Church Hill from Flag pole to Newtown Bee
- Sidewalk development to begin from Glover/Rt. 25 around Walgreens to REED Intermediate School
 - \$750,000 DOT grant received





South Main Street Business District

Newtown Business Districts



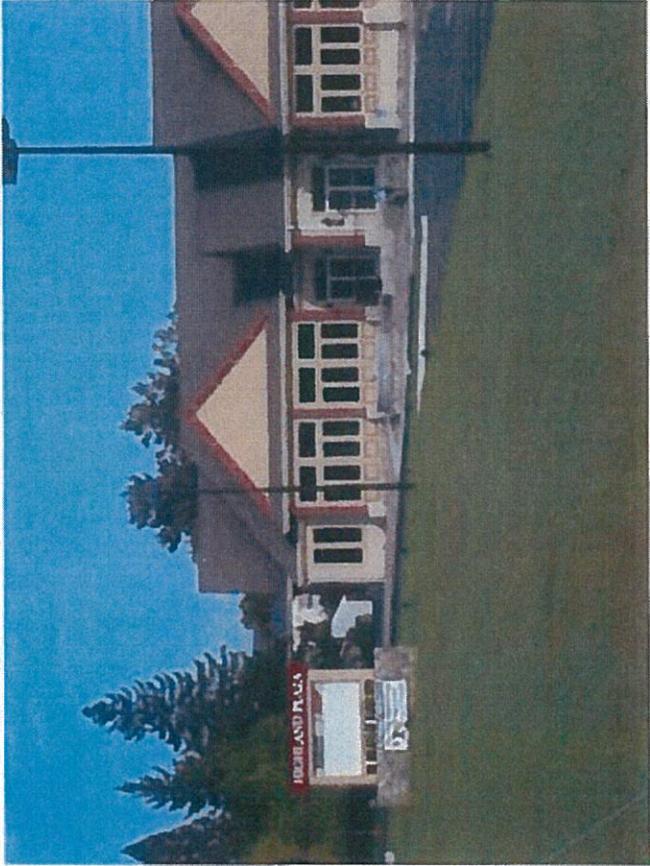
Infrastructure:

- minimal town sewers , septic
- Aquarion water
- Natural gas
- Fiber Optics
- Tracts of under developed/ vacant commercial & industrial land





121-125 S. Main St - Highland Plaza



58,000 s/f between 3 buildings

Fusion 25 Restaurant, Highland Self Storage, Nanavaty, Nanavaty & Davenport, CPA,
Butcher's Best Country Market, Core Fitness, Newtown MediSpa (expansion), SOHO
Pizza of Newtown

- Light manufacturing zone approval for new business development





146 S. Main St - Mixed Use Commercial Building



20,000 sf building - 10,000 sf residential over 10,000 sf retail

Clearing ground, ground breaking July 2015
Planned completion by fall 2015





South Main Street Development

- 116 S. Main St - Discussions with potential retailer for 4 acre development, P&Z presentation this summer
- 84 S. Main St – proposed building
- 201 S. Main St – Blue Linx property – multiple conversations



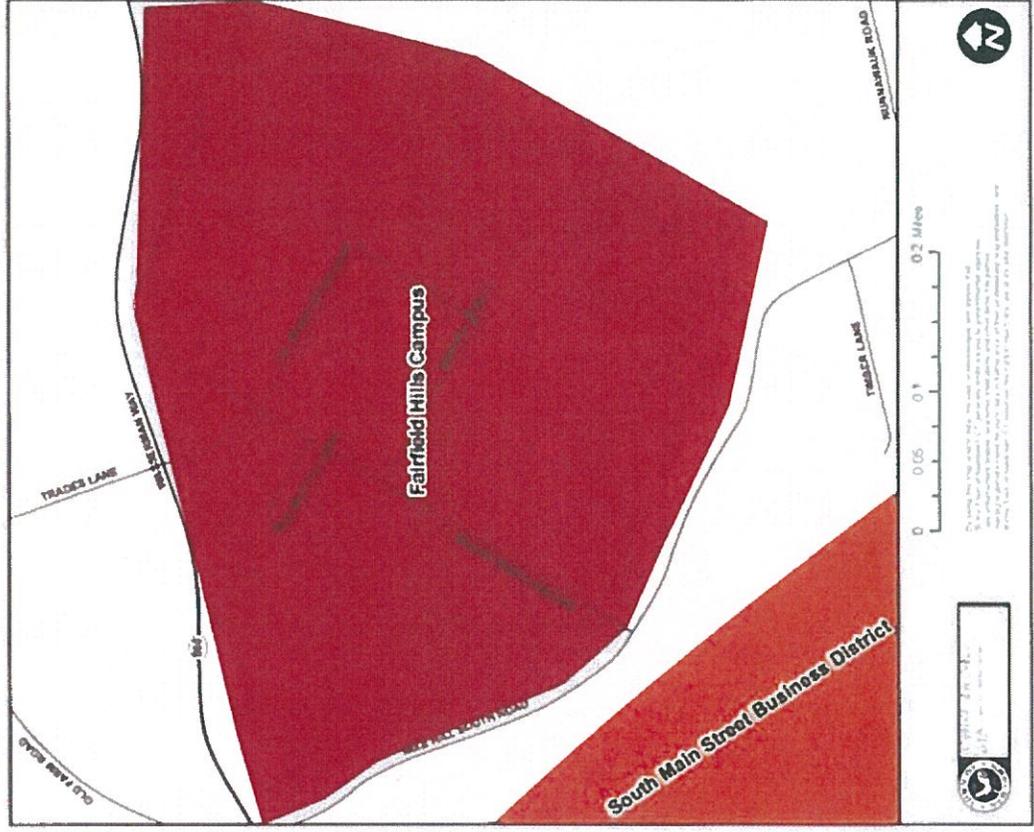


Fairfield Hills Campus

Infrastructure:

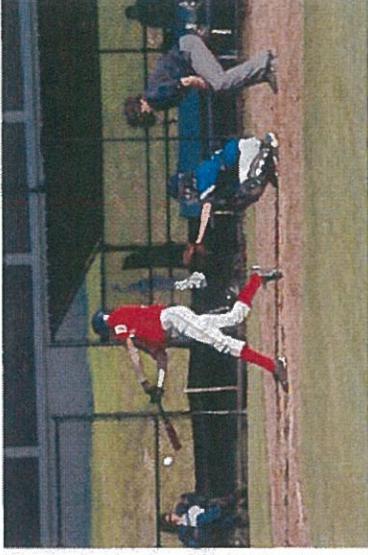
- Town water
- Town sewers
- Natural gas
- Fiber Optics
- FFH Master Plan

Newtown Business Districts





Fairfield Hills Campus



2015 Grant applications:

- \$450,000 STEAP for Streetscape
- \$200,000 EPA for Shelton House remediation and clean up
- \$310,000 single family house demo





Newtown Volunteer Ambulance Corps

14,000 sf garage & headquarters





Fairfield Hills Campus



Projects:

- Danbury Hall (21,000 sf) remediated and demolition complete - Fall 2014
- Lease with Newtown Parent Connection approved
 - renovation of duplex to begin in Spring 2015
- Healthvest Discussions – mental health hospital
- Approx. 1 mile walking trail system expansion
 - Complete summer 2015
- Single Family homes planned for removal
- Five duplex buildings + Stratford building ready for renovation & commercial reuse
- Tuesday afternoon Farmer's Market
 - Begins Tuesday, June 23rd 2pm – 6pm until October
- Victory Garden
- Newtown Arts Festival & other events

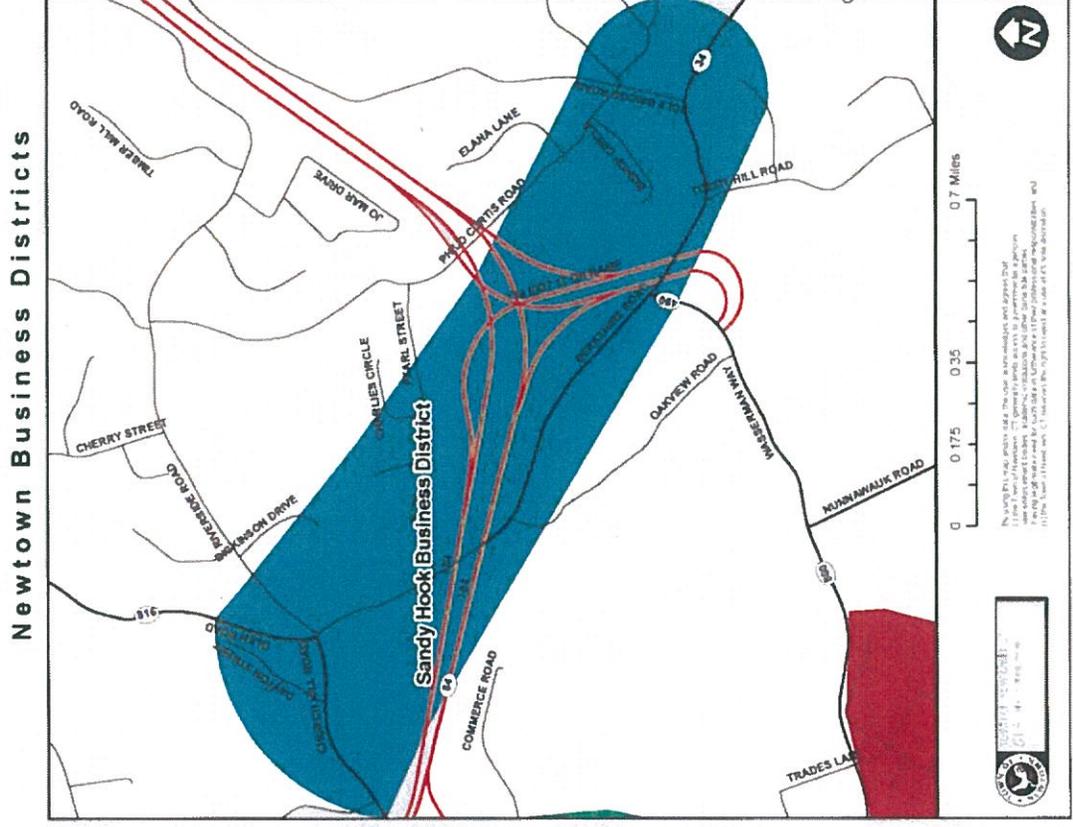




Sandy Hook Business District

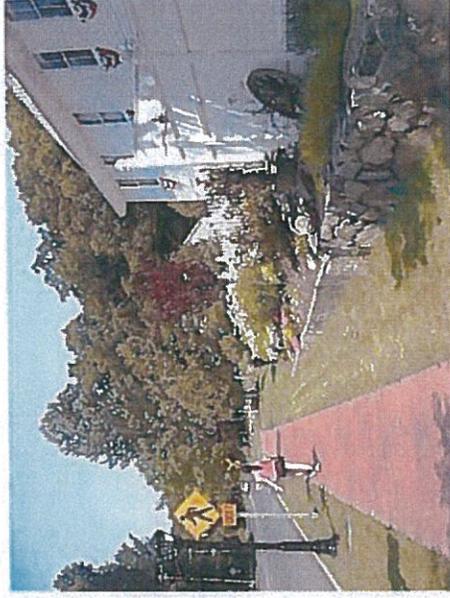
Infrastructure:

- Partial sewers, septic
- Aquarion water
- Natural gas
- Fiber Optics
- Tracts of under developed/
vacant industrial land
available





Sandy Hook Village Revitalization



Streetscape completed in 2014

- Sidewalks & lighting

Sandy Hook Village Branding 2013

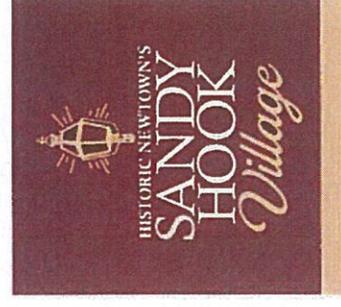
Signage & Wayfinding consultant - 2015

- Exit 10 & 11, parking, amenities, Sandy Hook Village branding

SHOP – Sandy Hook Organization for Prosperity

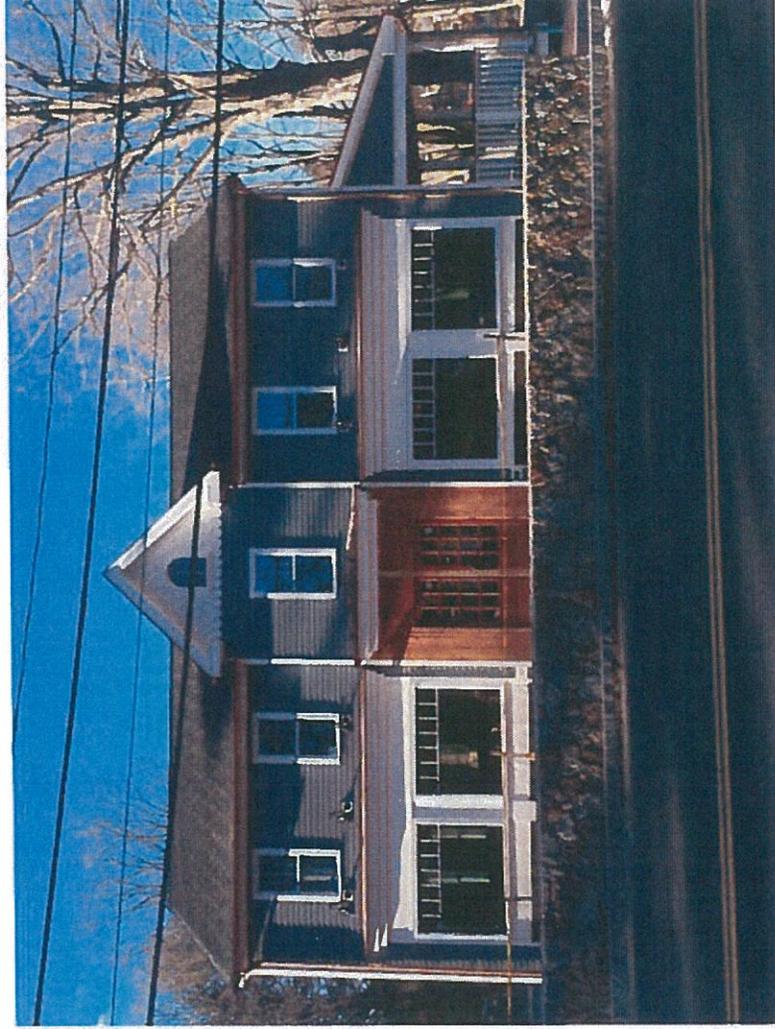
- Master Planning Committee

Restaurant cluster forming





6 Washington Street



5,600 sf – light dining space near completion

Tenant fit out for September (Wine Bar)





107 Church Hill Road



Phase 1 completed - 15,000 sf office and professional building

Spring 2015 - Phase 2 includes rental housing over commercial



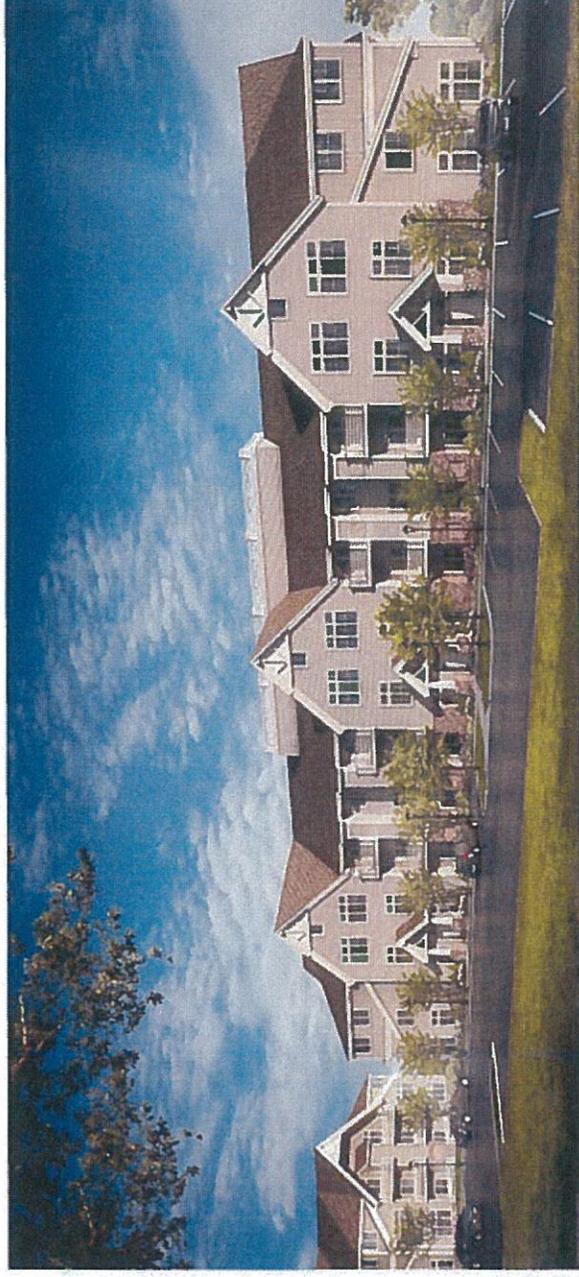
Riverwalk at Sandy Hook Village 10-16 Washington Avenue



Proposed housing community of 74 townhouses



The Paddock at Newtown 79 Church Hill Rd



- Proposed apartment complex to include pool, club house and 300 +/- housing units





SHV Development Opportunity

Brownfield Clean up:

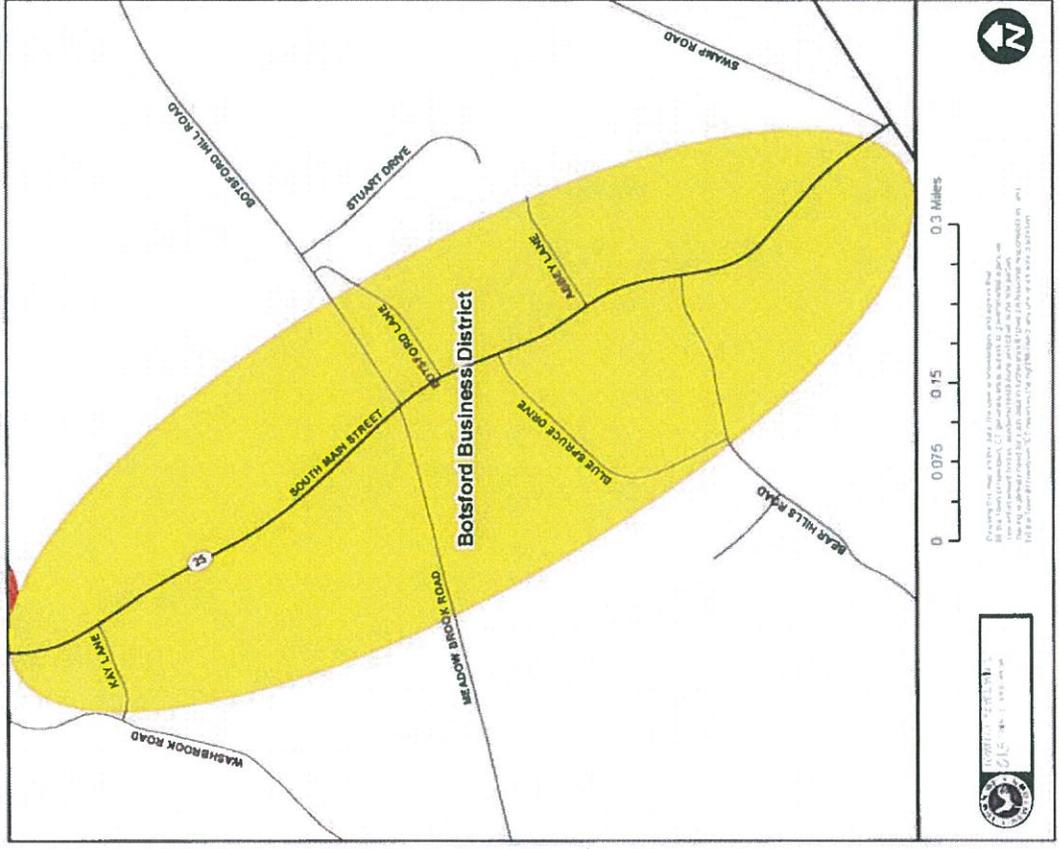
- 7 Glen Road - Sandy Hook Auto & Marine
- 28 Glen Road – Watkins property
 - Environmental assessment reports due in June
 - RPF for development





Botsford Business District

Newtown Business Districts



Infrastructure:

- Aquarian water
- Natural gas
- Fiber Optics

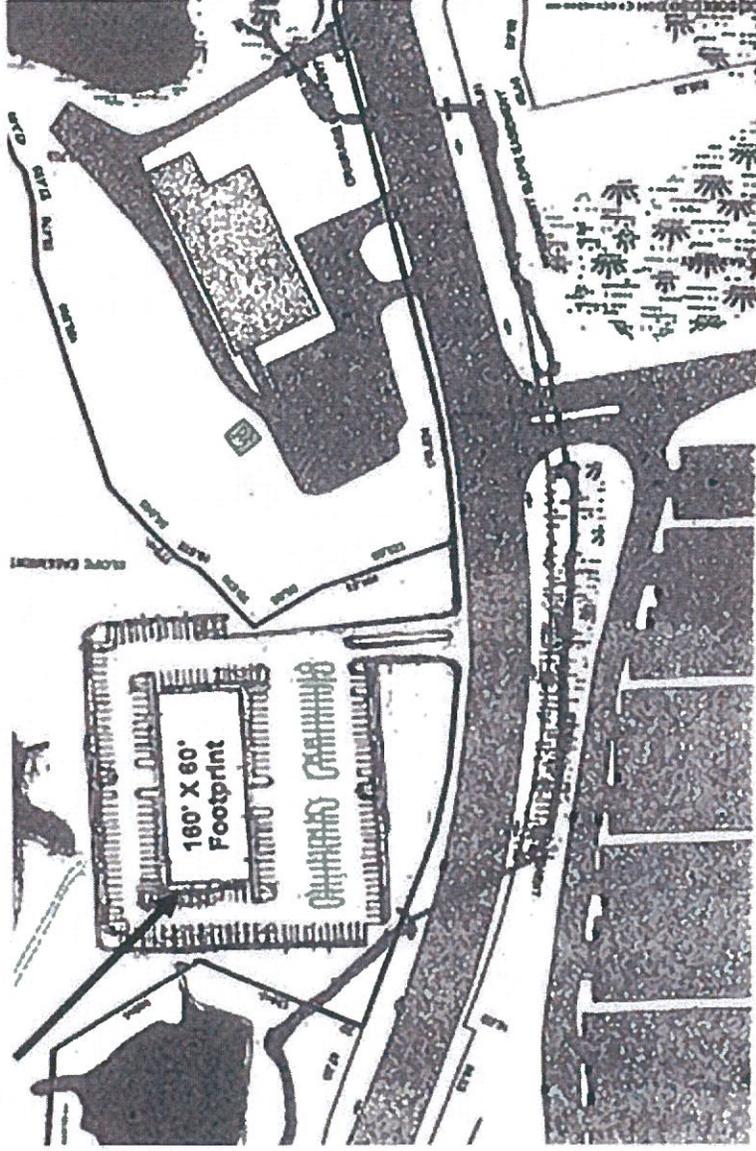
Development:

- 2 Buttonshop Rd (100+/- acres)
- Discussions re: potential mixed used development – undergoing environmental assessment
- Batchelder – Tighe & Bond – grant for solar park development





245 S. Main St – Retail Development



10 acre lot, proposed 19,000 sf building

Marketing for tenant anchor

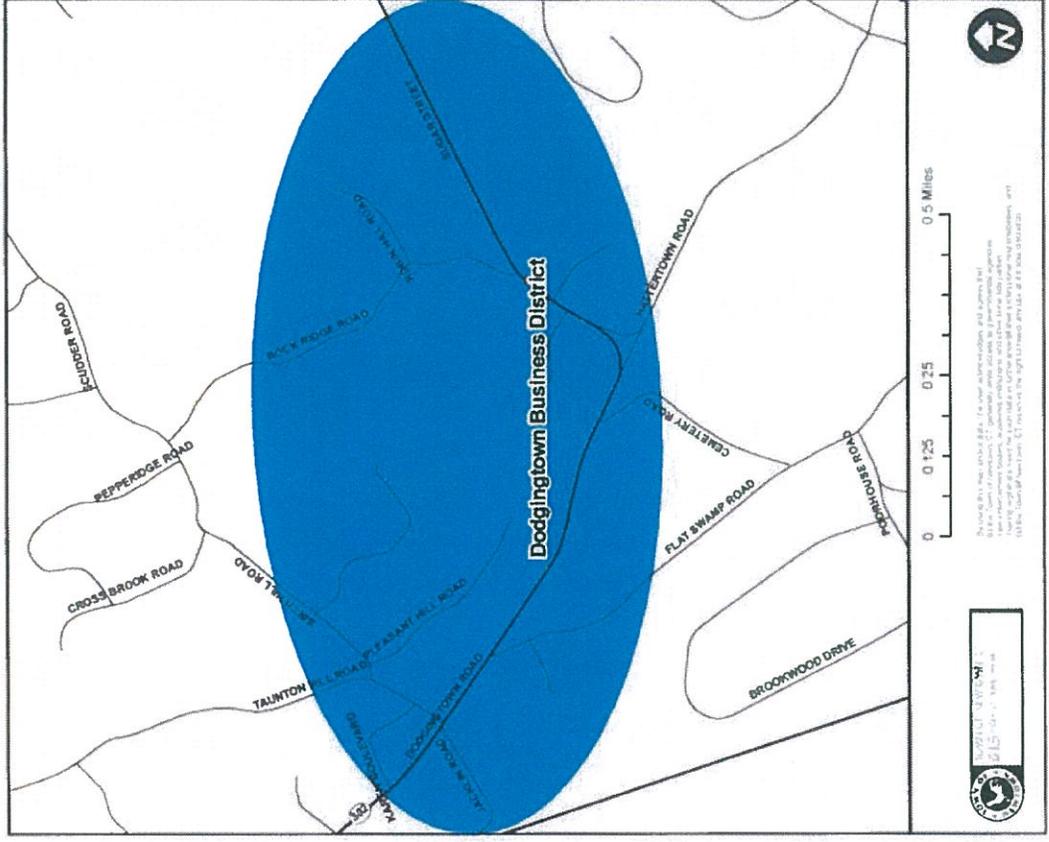
Across the street from Sand Hill Plaza, next to Waterfall Plaza





Dodgingtown Business District

Newtown Business Districts



Infrastructure:

- Wells & septic
- Fiber optics

Development:

- No available land for commercial development





Business Development

Small Business Development Seminars:

- February/March 2015 – 4 seminars held at CH Booth Library
 - Newtown Savings Bank sponsorship
 - SBA seminars/speakers:
 - How to write a business plan, Small business financing, Marketing 101, How to win government bids
 - Library & WBDC relationship – fall seminars



Newtown's Annual Manufacture Breakfast

- Rock Ridge Country Club
- Newtown Savings Bank sponsorship
- Manufacture speakers:
 - DECD, CCAT, CONNSTEP, DOL, NVCC Advanced manufacturing school



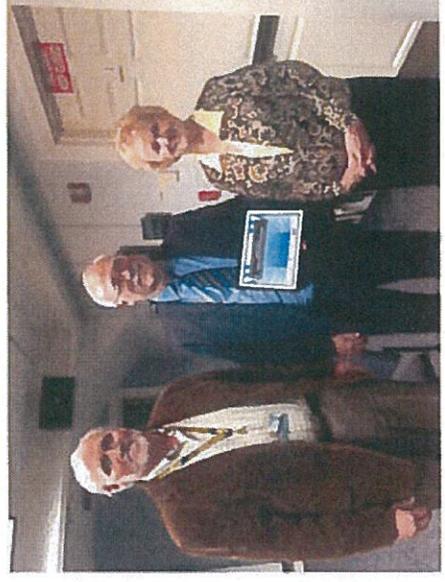


Business Development

Fundamentals of Economic Development for Municipalities

- January 2015
- CERC & CEDAS presentation
- Opportunity to get most boards together & discuss the focus of Economic

Development in Newtown





Business Development

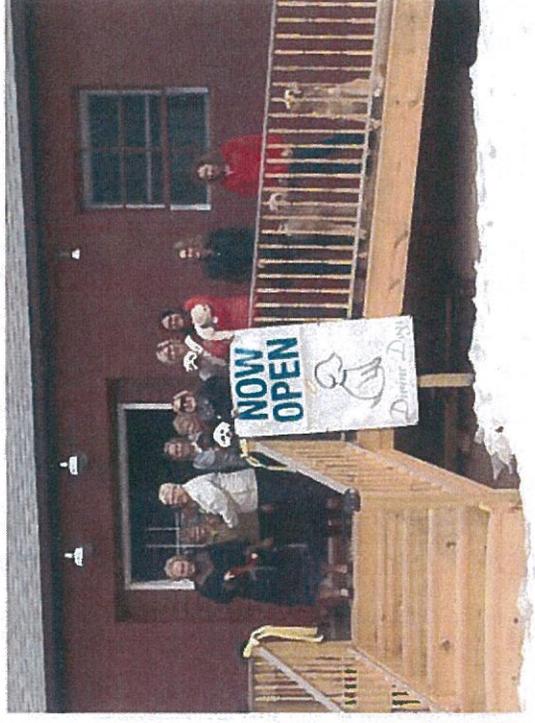
Ribbon Cuttings:

- Divine Dogs
- Filet Restaurant
- The Burrito Shack
- BU Juice Bar
- Café Xpresso
- Fine Floors By Mathisons
- SOHO Pizza of Newtown
- Your Healthy Pet
- The Quilt Shop By Lois



Ground Breakings:

- Consumer Petroleum
- 164 Mt. Pleasant Rd
- 168/170 Mt. Pleasant Rd
- The Summit – 149 S. Main St





Marketing Efforts

- The Newtown Way: Buy Local First campaign
- New England Real Estate Journal articles
- Constant Contact newsletter
- Social Media – Facebook & Twitter
- Nurture economic gardening with existing business
- Promote efficient land use and zone regulation
- Leverage Hawleyville Sewer Extension installation
- Leverage Business Incentive Program



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Newtown, CT 06470
203-270-4351
Fax: 203-270-4278
rob.sibley@newtown-ct.gov



Robert Sibley
Deputy Director
Planning and Land Use

TOWN OF NEWTOWN

From: Rob Sibley, Land Use Deputy Director

Date: June 25, 2015

RE: Parcels recommended for acquisition and revision

Echo Valley Road OS#14-02:

Total Acres – 2.98±

Location –Valley Field Road

This parcel links, and abuts, current town-owned open space. It would create a 56+ acre contiguous preserve with public access from Alberts Hill Road, Valley Field Road North, Concord Ridge Road and Winter Ridge Road. The parcel has been rated and recommended by the CC, BOS and P&Z, with emphasis on the protection of passive recreation and linkage to other protected lands. The land is to be donated.

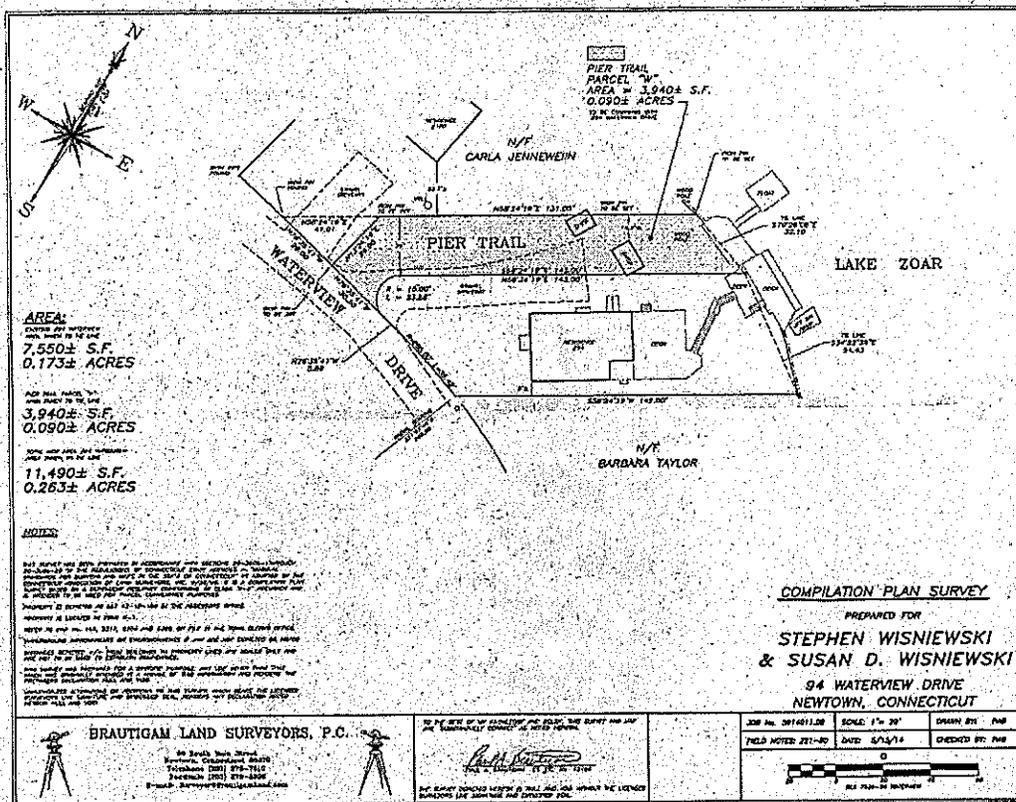


94 Waterview Drive – Lot-line revision:

Acres – 0.090±

Location – 94 Waterview Drive

This parcel is part of a program to revert selective areas to private or town-owned use. This area is currently owned by the TON and is adjacent to pre-existing non-conforming zoned lot. This lot-line revision would create a more conforming zoned residential parcel. The parcel has been recommended by the BOS and P&Z. Town agency staff has endorsed this revision.

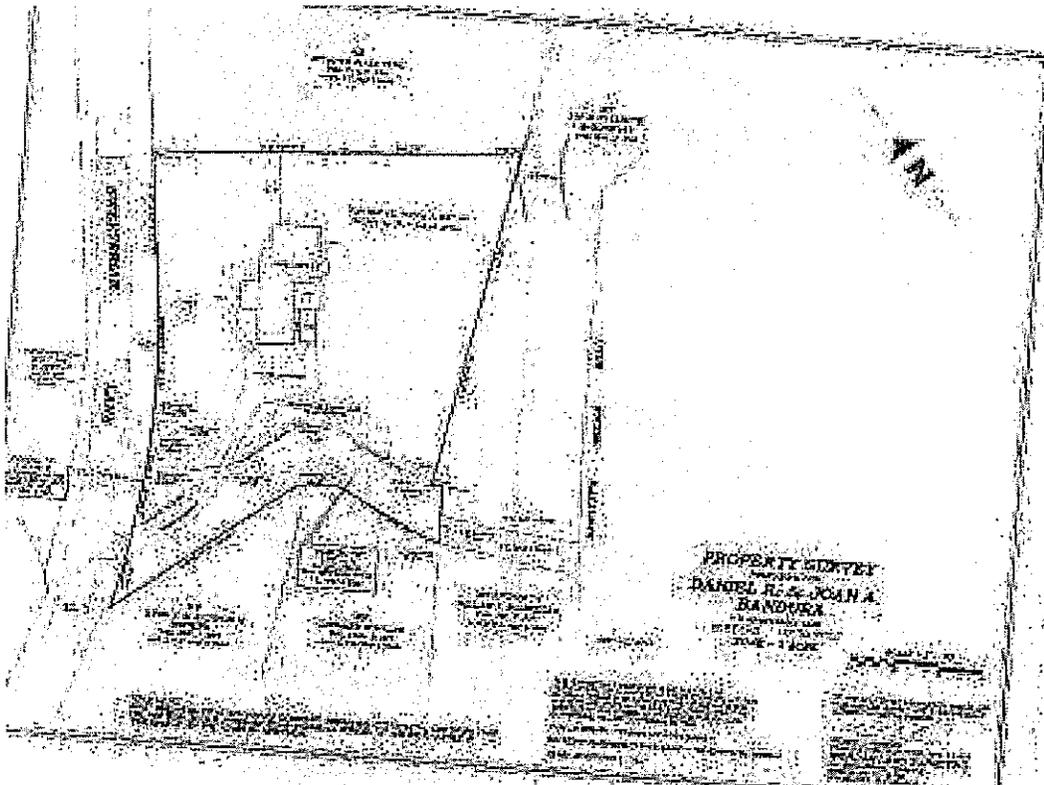


8 Sweetbriar Lane – Lot-line revision:

Acres – 0.234±

Location – 2 Sweetbriar Lane

This parcel is part of a program to revert selective areas to private or town-owned use. This area is currently owned by the TON and is adjacent to pre-existing non-conforming zoned lot. This lot-line revision would create a more conforming zoned residential parcel. The parcel has been recommended by the BOS and P&Z. Town agency staff has endorsed this revision.



Laurel Trail OS#15-01:

Total Acres – 0.291 ±

Location –Laurel Trail

These parcels link, and abut, current town-owned open space. It would add to a 100+ acre contiguous preserve with public access from Laurel Trail, Oak Trail and Hemlock Trail. The parcel has been rated and recommended by CC, BOS and P&Z with emphasis on the protection of passive recreation and linkage to other protected lands. These parcels are to be donated.



**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: DONATIONS OF OPEN SPACE LAND - Vally Field -Devona

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	\$ -

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	-850	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ (850.00)	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET **\$ 850.00**

EQUIVALENT MILL RATE OF TOTAL IMPACT **0.0002 mills**
(using current year's information)

COMMENTS:

Parcel which is non-conforming. Taxes as per the Tax Assessor field card.

PREPARED BY: Rob Silbey DATE: 6/22/2015

TO: BOF, LC

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: DONATIONS OF OPEN SPACE LAND - Walnut Tree Hill

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	\$ -

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	0	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ -	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ -

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0000 mills

(using current year's information)

COMMENTS:

Equal exchange of land. Taxes as per the Tax Assessor field card.

PREPARED BY: Rob Sibley

DATE: 6/22/2015

TO: BOF, LC

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: Property for Lot-line Revision 94 Waterview Drive

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	<u>\$ -</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	291.35	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ 291.35	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ (291.35)

EQUIVALENT MILL RATE OF TOTAL IMPACT (0.0001) mills

(using current year's information)

COMMENTS:

Taxes as per the Tax Assessor.

PREPARED BY: Rob Sibley

DATE: 6/22/2015

TO: BOF, LC

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: Property for Lot-line Revision 8 Waterview Dr.

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	\$ -

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	42	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ 42.00	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ (42.00)

EQUIVALENT MILL RATE OF TOTAL IMPACT (0.0000) mills
(using current year's information)

COMMENTS:

Taxes as per the Tax Assessor.

PREPARED BY: Rob Sibley DATE: 6/22/2015

TO: BOF, LC

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: Property for Lot-line Revision2 Sweet Briar Trail

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	\$ -

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	49.43	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ 49.43	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET **\$ (49.43)**

EQUIVALENT MILL RATE OF TOTAL IMPACT **(0.0000) mills**

(using current year's information)

COMMENTS:

Taxes as per the Tax Assessor.

PREPARED BY: Rob Sibley

DATE: 6/22/2015

TO: BOF, LC

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: DONATIONS OF OPEN SPACE LAND - Hemlock and Riverside - HSH

PROPOSED SPECIAL APPROPRIATION AMOUNT: N/A

PROPOSED FUNDING:

BONDING	N/A
GRANT	N/A
CONTINGENCY	N/A
OTHER	N/A
	\$ -

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		0	_____
PROFESSIONAL SERVICES		0	_____
CONTRACTED SERVICES		0	_____
REPAIRS & MAINTENANCE		0	_____
UTILITIES		0	_____
OTHER		0	_____
DEBT SERVICE (1st year)		0	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	-48.94	_____
CHARGES FOR SERVICES (FEES)	0	_____
OTHER	0	_____
TOTAL IMPACT ON REVENUES	\$ (48.94)	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 48.94

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0000 mills
(using current year's information)

COMMENTS:

multiple parcels which are all non-conforming. Taxes as per the Tax Assessor field cards.

PREPARED BY: Rob Sibley DATE: 6/22/2015

TO: BOF, LC

A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION FOR \$366,500 FOR FOUR BUDGETED PUBLIC WORKS VEHICLES (SEE BELOW) TO BE FUNDED FROM THE CAPITAL NON-RECURRING FUND (FUND 144). FIVE (5) ANNUAL BUDGETED LEASE PAYMENTS IN THE PUBLIC WORKS BUDGET WILL BE TRANSFERED TO FUND 144 TO FINANCE THIS TRANSACTION.

ORIGINALLY MUNICIPAL LEASES WERE ANTICIPATED TO SECURE THIS CAPITAL EQUIPMENT. IT HAS BEEN DETERMINED, HOWEVER, THAT INTERNALLY LEASING THESE VEHICLES THRU THE CAPITAL NON-RECURRING FUND WILL SAVE THE TOWN AT LEAST \$25,000 IN INTEREST COSTS OVER FIVE YEARS.

PAGE 171 OF THE 2015-16 ANNUAL BUDGET (HIGHWAY) (ATTACHED):

<u>LEASED VEHICLES APPROVED</u>	<u>TOTAL</u>	<u>ANNUAL LEASE PAYMENT</u>
1. SIX WHEEL DUMP TRUCK	\$200,000	\$40,000
2. MEDIUM DUTY TRUCK WITH PLOW & SANDER	\$ 75,000	\$15,000
3. LIGHT DUTY TRUCK	\$ 37,500	\$ 7,500
4. MEDIUM DUTY CAB AND CHASSIS	\$ 54,000	\$ 10,800
TOTAL REQUEST	\$366,500	\$73,300

DEPARTMENT: HIGHWAY

Capital: This is used to purchase rolling stock (capital equipment) and for replacement components that extend the useful life of existing vehicles and other heavy equipment. Capital items not requested in this budget would become part of the non-recurring capital fund request.

DESCRIPTION	TOTAL \$	2015-2016
Six Wheel dump truck to replace 1989 Auto Car with 180,000 miles. This truck suffers from serious frame rot and parts availability 5 yr capital lease	\$200,000.00	\$40,000.00
Crew Leader medium duty truck with snow plow and sander to replace a 2005 Ford F550 with 120,000 miles 5 year capital lease	\$75,000.00	\$15,000.00
Replace Operation Manager's 2000 Chevy Truck It has 275,000 miles with sever frame and body rot 5 year capital lease	\$37,500.00	\$7,500.00
Thirteen foot Stainless Steel All Season Body replacement for Truck 4.		\$50,000.00
Replace Bottom Excavator (Tracks, chains, rollers and drive sprockets) this is the undercarriage of the machine. Excavator is 15 years old with 7,000 hours of operation.		\$15,000.00
Medium duty cab and chassis to replace Truck 21-2006 Ford F550. This unit suffers from frame and body rot -5 year capital lease	\$54,000.00	\$10,800.00
Replace Volvo Loader bucket quick coupler. This connects all attachments to the front of the machine and supports the bucket. Loader is a 2007 with 14,150 hours of operation.		\$8,700.00
Replace tire balancer. Newer Police cars have bigger tires and wheels that the old tire machine cannot accommodate.		\$5,200.00
Sand blast and paint Truck #17.		\$9,000.00
Sand blast and paint Truck #20.		\$6,000.00
Replace Volvo Loader rear fenders. The Fenders are badly rotted from loading road salt since 2007.		\$5,000.00
TOTAL:		\$172,200.00

A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION FOR \$150,000 FOR TWO BUDGETED PARKS & RECREATION VEHICLES (SEE BELOW) TO BE FUNDED FROM THE CAPITAL NON-RECURRING FUND (FUND 144). FIVE (5) ANNUAL BUDGETED LEASE PAYMENTS IN THE PARKS & RECREATION BUDGET WILL BE TRANSFERED TO FUND 144 TO FINANCE THIS TRANSACTION.

ORIGINALLY MUNICIPAL LEASES WERE ANTICIPATED TO SECURE THIS CAPITAL EQUIPMENT. IT HAS BEEN DETERMINED, HOWEVER, THAT INTERNALLY LEASING THESE VEHICLES THRU THE CAPITAL NON-RECURRING FUND WILL SAVE THE TOWN AT LEAST \$10,000 IN INTEREST COSTS OVER FIVE YEARS.

PAGE 248 OF THE 2015-16 ANNUAL BUDGET (PARKS & RECREATION) (ATTACHED):

<u>LEASED VEHICLES APPROVED</u>	<u>TOTAL</u>	<u>ANNUAL LEASE PAYMENT</u>
1. MEDIUM DUTY DUMP TRUCK	\$ 75,000	\$17,500
2. PICK UP TRUCK	\$ 75,000	\$17,500
TOTAL REQUEST	\$150,000	\$35,000

DEPARTMENT: PARKS & RECREATION

Capital: Capital consists of the following:

Priority	Capital Request	Proposed Budget	Removed/Reduction	Revised Budget	Description
1	Toro 5910 Lease	\$21,500.00	\$0.00	\$21,500.00	Annual lease payment for 16 foot mower.
2	Replace 2004 Ford F350 Dump	\$75,000.00	-\$57,500.00	\$17,500.00	5 YR LEASE TO BUY 3rd Request - Heavy Duty 1.5 ton four wheel drive to replace existing vehicle that is unreliable. So worn only used as back up.
3	Redexim Speed Seeder	\$19,200.00	\$0.00	\$19,200.00	Machine will replace 1979 Rodgers inoperable disc seeder that we can no longer obtain parts for.
4	Replace 2003 Chevrolet K2500 Pickup	\$75,000.00	-\$57,500.00	\$17,500.00	5 YR LEASE TO BUY 4th Request - HD 1.5 ton 4-wheel drive truck with trailer/tow/plow package to replace oldest deteriorating, unreliable truck (Cab/chassis \$48K, Body \$14K, Plow \$7K, Misc \$3K - total \$72K)
5	Ventrac Brush Mower	\$29,200.00	-\$14,200.00	\$15,000.00	Cost share with Land Use: Cut steep slopes and meadows that are only cut a few times per yr. Mower will replace broken Kubola.
6	Cut off Saw/Weed Eaters/Back Pack Blowers	\$5,000.00	\$0.00	\$5,000.00	Replacements for old units beyond repair (daily-use equipment).
7	Phase 1 for permanent recycling containers	\$8,000.00	\$0.00	\$8,000.00	Phase 1 of plan to purchase permanent recycling containers for all park facilities.
8	Access Control Infrastructure	\$12,500.00	\$0.00	\$12,500.00	ID Systems, software, Key fobs, hardware, readers, training, camera, card printer.
9	Portable Toilet Landscaping Phase II	\$4,000.00	\$0.00	\$4,000.00	to complete landscaping around Dickinson and Liberty portable toilets.
10	Baseball Field at FFH Campus	\$85,000.00	-\$35,000.00	\$50,000.00	Build field as depicted in FFH master plan to satisfy most urgent need of youth baseball/softball while repurposing existing Liberty baseball field and FFH softball field.
11	Replace Toro 4700 Athletic Field Mower	\$75,000.00	-\$75,000.00	\$0.00	Purchase or lease mower for the most used mower in dept. Culls all athletic fields 2 to 3 x per week. Early trade could save lease \$\$.
12	Replace 2003 F550w Dump Truck	\$75,000.00	-\$75,000.00	\$0.00	2nd Request - Heavy duty 1.5 ton four wheel drive truck to replace existing vehicle that is becoming unreliable.
13	Toro Dingo or Similar Trencher	\$35,000.00	-\$35,000.00	\$0.00	Needed trencher and post hole auger system. Unit would expedite conduit and post installs. Compact unit for working in tight spaces.
14	Replace 3020 Infield Pro	\$24,500.00	-\$24,500.00	\$0.00	Replace 1st of 3 aging grooming machines used daily to groom baseball/softball fields. 1999 unit is on 2nd engine and 3500+ hrs.
15	Verti Cut Attachment - Versa Vac Leaf Loader	\$8,500.00	-\$8,500.00	\$0.00	Attachment to leaf vacuum - used in seasonal thatching/clean-up.

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$80,000 FOR THE DESIGN, ENGINEERING AND CONSTRUCTION OF CHURCH HILL ROAD SIDEWALK IMPROVEMENTS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$80,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$80,000 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown (the "Town") for the design, engineering and construction of Church Hill Road sidewalk improvements, including, but not limited to installation of sidewalks, curbing, landscaping, street lighting and safety improvements to Church Hill Road, all as authorized in the Capital Improvement Plan (2015-16 to 2019-20) and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$80,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to

financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.



Robert Sibley
3 Primrose Street
Newtown, CT 06470
203-270-4351
Fax: 203-270-4278
rob.sibley@newtown-ct.gov

TOWN OF NEWTOWN

*Deputy Director
Planning and Land Use*

June 15, 2015

Mr. John Kortze
Chairman, Board of Finance
Town of Newtown, CT
3 Primrose Street
Newtown, CT 06470

Dear John,

I am requesting an appropriation totaling \$80,000 for Town Sidewalk/Streetscape Plan to be financed by issuing bonds. This request represents the Town Sidewalk/Streetscape Plan project in the CIP (2015 – 2016). These funds will be used for the Church Hill sidewalk memorial project

Please include this action on the Board of Finance's June 25, 2015 agenda. Per Town Charter 6-100, financial impact statements will be provided for the balance of the project.

Rob Sibley
Deputy Director, Planning & Land Use Department and Emergency Management

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT LAND USE

PROJECT: S.H. MEMORIAL SIDEWALK

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$ 80,000.00

PROPOSED FUNDING:

BONDING	\$	80,000.00	
GRANT			
CONTINGENCY			
OTHER			
	<u>\$</u>	<u>80,000.00</u>	

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	<small>**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**</small>	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		_____	_____
PROFESSIONAL SERVICES		_____	_____
CONTRACTED SERVICES		_____	_____
REPAIRS & MAINTENANCE		_____	_____
UTILITIES		_____	_____
OTHER		_____	_____
DEBT SERVICE (1st year)		\$ 6,000.00	_____
TOTAL IMPACT ON EXPENDITURES		<u>\$ 6,000.00</u>	

REVENUE CATEGORY:		POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		_____	_____
CHARGES FOR SERVICES (FEES)		_____	_____
OTHER		_____	_____
TOTAL IMPACT ON REVENUES		<u>\$ -</u>	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 6,000.00

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0020 mills
(using current year's information)

COMMENTS:

The sidewalk would remove walkers from the main road and make pedestrian traffic safer.

DEBT SERVICE IMPACT WILL ADHERE TO THE TOWN'S DEBT SERVICE POLICY. TOTAL ANNUAL DEBT SERVICE AMOUNT IS FORECASTED TO BE AT 9% OF TOTAL BUDGET (POLICY STATES DEBT SERVICE CANNOT BE OVER 10%).

PREPARED BY: Robert Tait DATE: 6/22/2015

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$375,000 FOR THE PLANNING, DESIGN, ENGINEERING, RENOVATION AND CONSTRUCTION OF ADDITIONS TO THE SANDY HOOK SUB-STATION AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$375,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$375,000 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown (the "Town") for the planning, design, engineering, renovation and construction of additions to the Sandy Hook sub-station, including, but not limited to the construction of a new two-bay addition, renovation of existing bays, and the construction/renovation of storage and office space and kitchen and bathroom facilities, all as authorized in the Capital Improvement Plan (2015-16 to 2019-20) and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$375,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days

in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

TOWN OF NEWTOWN
NEWTOWN, CONN.



BOARD OF FIRE
COMMISSIONERS

June 17, 2015

VIA EMAIL

Mr. John Kortze
Chairman
Board of Finance
25 Hundred Acres Road
Newtown, CT 06470

Dear Chairman:

We are requesting special appropriations totaling \$375,000.00 to be financed by issuing bonds. This request represents one project in the CIP (2015-2016 to 2019-2020 inclusive) not authorized yet.

- Sandy Hook Volunteer Fire and Rescue – 2 Bay Addition and Renovations - \$375,000.00
 - Construct new two-bay 40 x 50 addition at rear of present building and renovate the interior of the present building.
 - The reason for this project is due to the present bays being too small to accommodate modern apparatus and to improve living space.
 - See attachment from Chief, Bill Halstead.

Please let me know if you have any questions.

Kind regards,

Rob Manna
Chairman

RM/tah
attachment



Sandy Hook Volunteer Fire & Rescue Co. Inc.

Bill Halstead, Chief

2 Bay addition and renovation of our sub-station located at 249 Berkshire Rd. The addition would be approximately 40' X 50' containing 2 truck bays with storage in the rear. The new truck bays will be large enough to accommodate modern apparatus. The renovation would include converting two of the present bays into a small office, day room, and kitchenette and maintenance area as well as upgrading the bathroom from a single unit to a male & female bathrooms with shower stall in each. The remaining space would be used as equipment storage.

The sub-station was built in late 1967 & 68 and was sized to accommodate apparatus of that time which was considerably smaller than our present apparatus. The present bays are only 29' deep and cannot accommodate large apparatus. We have (10) ten members who respond to this station and at present have to sit in bays when on standby, there is no dayroom area for them to use.

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT FIRE COMMISSION

PROJECT: SANDY HOOK VOLUNTEER FIRE AND RESCUE - TWO BAY ADDITION AND RENOVATIONS

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$ 375,000.00

PROPOSED FUNDING:

BONDING	\$ 375,000.00
GRANT	
CONTINGENCY	
OTHER	
	<u>\$ 375,000.00</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	<small>**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**</small>	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS			
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)		\$ 30,000	
TOTAL IMPACT ON EXPENDITURES		\$ 30,000	

REVENUE CATEGORY:		POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES			
CHARGES FOR SERVICES (FEES)			
OTHER			
TOTAL IMPACT ON REVENUES		\$ -	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 30,000

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0098 mills

(using current year's information)

COMMENTS:

Other than debt service, the impact of this project on the budget is minimal.

Debt service amount falls into the debt limit calculation (annual debt service less than 10% of total budget; closer to the 9% stated goal) as presented to the Board of Finance.

PREPARED BY: Robert Tait

DATE: 6/19/2015

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$975,000 FOR THE ACQUISITION AND REPLACEMENT OF VARIOUS FIRE APPARATUS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$975,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$975,000 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown (the "Town") for the acquisition and replacement of various fire apparatus, including, but not limited to tankers and fire engines, all as authorized in the Capital Improvement Plan (2015-16 to 2019-20) and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$975,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

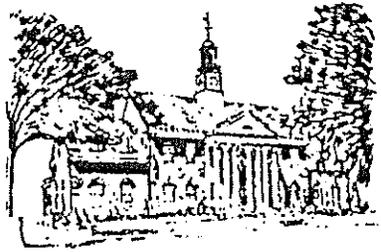
Section 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

TOWN OF NEWTOWN
NEWTOWN, CONN.



BOARD OF FIRE
COMMISSIONERS

June 17, 2015

VIA EMAIL

Mr. John Kortze
Chairman
Board of Finance
25 Hundred Acres Road
Newtown, CT 06470

Dear Chairman:

We are requesting special appropriations totaling \$975,000.00 to be financed by issuing bonds. This request represents one project in the CIP (2015-2016 to 2019-2020 inclusive) not yet authorized.

- Fire apparatus replacement:
 - Replacement of three town-owned tankers that have exceeded their service life.
 - New tankers will be NFPA compliant, have rollover protection and will deliver water more efficiently.

Please let me know if you have any questions.

Kind regards,

Rob Manna
Chairman

RM/tah
attachment

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT FIRE COMMISSION

PROJECT: TANKER REPLACEMENT (3)

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$ 975,000.00

PROPOSED FUNDING:

BONDING	\$	975,000.00	
GRANT			
CONTINGENCY			
OTHER			
	<u>\$</u>	<u>975,000.00</u>	

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	<small>**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**</small>	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		_____	_____
PROFESSIONAL SERVICES		_____	_____
CONTRACTED SERVICES		_____	_____
REPAIRS & MAINTENANCE		_____	_____
UTILITIES		_____	_____
OTHER		_____	_____
DEBT SERVICE (1st year)		\$ 75,000	_____
TOTAL IMPACT ON EXPENDITURES		<u>\$ 75,000</u>	_____

REVENUE CATEGORY:		POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		_____	_____
CHARGES FOR SERVICES (FEES)		_____	_____
OTHER		_____	_____
TOTAL IMPACT ON REVENUES		<u>\$ -</u>	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 75,000

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0244 mills

(using current year's information)

COMMENTS:

Other than debt service, the impact of this project on the budget is minimal. Any increase in operating expenses will be borne by the fire company. Contributions to the fire companies, in the Fire Commission budget, will remain relatively the same. It will reduce vehicle maintenance for the fire company. This will help off set other fire company expenses covered in their internal budget.

Debt service amount falls into the debt limit calculation (annual debt service less than 10% of total budget; closer to the 9% stated goal) as presented to the Board of Finance.

PREPARED BY: Robert Tait DATE: 6/19/2015

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$1,500,000 FOR THE PLANNING, DESIGN, ENGINEERING, CONSTRUCTION AND RECONSTRUCTION OF THE NEWTOWN HOOK & LADDER FIRE HOUSE AS AUTHORIZED IN THE (2014-15 to 2018-19) AND (2015-16 to 2019-20) CAPITAL IMPROVEMENT PLAN AND AUTHORIZING THE ISSUANCE OF \$1,500,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$1,500,000 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown (the "Town") for the planning, design, engineering, construction and reconstruction of the Newtown Hook & Ladder Fire House, as authorized in the (2014-15 to 2018-19) and (2015-16 to 2019-20) Capital Improvement Plan and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$1,500,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to

financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

TOWN OF NEWTOWN
NEWTOWN, CONN.



BOARD OF FIRE
COMMISSIONERS

June 17, 2015

VIA EMAIL

Mr. John Kortze
Chairman
Board of Finance
25 Hundred Acres Road
Newtown, CT 06470

Dear Chairman:

We are requesting special appropriations totaling \$1,500,000.00 to be financed by issuing bonds. This request represents a project called "Newtown Hook & Ladder Fire House Construction" in the CIP (2014-2015 to 2018-2019 inclusive), and in the CIP (2015-2016 to 2019-2020 inclusive) not yet authorized.

- To help pay down the debt associated with the new Newtown Hook & Ladder Firehouse being constructed at 12 Church Hill Road - \$1,500,000.00
 - Funds to help offset the cost of the purchase of land and construction of new firehouse.
 - The reason for the project is the structural issues in the current town-owned firehouse.

Please let me know if you have any questions.

Kind regards,

Rob Manna
Chairman

RM/tah
attachment

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT FIRE COMMISSION

PROJECT: NEWTOWN HOOK & LADDER FIRE HOUSE CONSTRUCTION

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$ 1,500,000.00

PROPOSED FUNDING:

BONDING	\$ 1,500,000.00
GRANT	
CONTINGENCY	
OTHER	
	<u>\$ 1,500,000.00</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget. Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS			
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)		\$ 120,000	
TOTAL IMPACT ON EXPENDITURES		\$ 120,000	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	\$ -	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 120,000

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0390 mills

(using current year's information)

COMMENTS:

Other than debt service, the impact of this project on the budget is minimal. Any increase in operating expenses will be borne by the fire company. Contributions to the fire companies, in the Fire Commission budget, will remain relatively the same.

Debt service amount falls into the debt limit calculation (annual debt service less than 10% of total budget; closer to the 9% stated goal) as presented to the Board of Finance.

PREPARED BY: Robert Tait DATE: 6/9/2015

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$5,000,000 FOR THE DEMOLITION AND REMEDIATION OF FAIRFIELD HILLS BUILDINGS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2015-16 to 2019-20) AND AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$5,000,000 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown (the "Town") for the demolition and remediation of various buildings at Fairfield Hills, including, but not limited to demolition of various buildings, remediation and disposal of asbestos and other waste, all as authorized in the Capital Improvement Plan (2015-16 to 2019-20) and as set forth in that certain master plan related to the Fairfield Hills Campus as amended and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$5,000,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

3 Primrose Street
Newtown, CT 06470
(203) 270-4276
(203) 270-4278 Fax
www.newtown-ct.gov



George Benson
Director of Planning

TOWN OF NEWTOWN

LAND USE AGENCY

June 22, 2015

Mr. John Kortze
Chairman, Board of Finance
Town of Newtown, CT
3 Primrose Street
Newtown, CT 06470

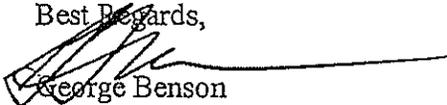
Dear John,

I am requesting a special appropriation totaling \$5,000,000 to be financed by issuing bonds. This request represents the Fairfield Hills Building Demolition project in the CIP (2015 – 2016 through 2019 – 2020).

These funds (\$2,500,000 in F'2015 – 2016 and \$2,500,000 in F'2016 – 2017) will be used for multiple projects on the Fairfield Hills Campus. These projects are the remediation and demolition of Canaan House, the remediation and demolition of the single family houses, the remediation of duplex #63 and the remediation and demolition of the greenhouse.

Please include this action on the Board of Finance's June 25, 2015 agenda. Per Town Charter 6-100, financial impact statements will be provided for each project.

Best Regards,


George Benson
Director, Planning Department

CC: BOS, LC, Tom Connors – FHA Chairman

CIP Funding – Fairfield Hills Projects 2015-2016

Funding of \$2,500,000 exists in the F'15 – '16, F'16 – '17 and F'17 – '18 Capital Improvement Plans for work to be completed at Fairfield Hills (total \$7,500,000). These funds are allocated for building demolition and infrastructure improvements. \$5,000,000 is being requested from the CIP at this time.

The projects that have been identified to use these funds are:

<u>Project</u>	<u>Estimated Budget</u>
Remediation and demolition of Canaan House	\$4,062,863
Remediation and demolition of single family houses	\$ 324,830
Renovation of Duplex #63	\$ 175,148
Remediation and demolition of greenhouse	\$ 32,230
Master Contingency	<u>\$ 404,929</u>
Total	<u>\$5,000,000</u>

Background:

Assessments of up to ten structures on campus are underway (Shelton House, Canaan House, greenhouse, Kent House, Stamford Hall, Woodbury Hall, Newtown Hall, Norwalk Hall*, Plymouth Hall, Cochran House), funded by a CT DECD grant of \$200,000. These will provide necessary information regarding hazardous materials (asbestos and lead) in the buildings. PCB assessments could also be done as required (Single family houses, duplex #63, Canaan House, Shelton House, greenhouse, Kent House, Stamford Hall, Woodbury Hall, Newtown Hall, Norwalk Hall, Plymouth Hall, Cochran House). These reports will detail the materials discovered through sampling of the structures. Reports will include diagrams that show locations of hazardous materials found through sampling. Abatement and demolition cost estimates will be provided.

*A privately funded report exists for Norwalk Hall, thus the report may not be necessary.

Project Details:

Canaan House:

A draft assessment report exists. This report provides an estimate for abatement and demolition of the building. Based on a draft assessment report from Fuss & O'Neill, the cost of abatement and demolition is estimated to be \$4,467,792 which includes a 10% contingency*.

*No contingency amount was calculated on the Abatement Monitoring line item.

The plan is to release an RFP for this project to the four contractors on the State bid list. It is expected that the best price will be obtained by bidding the abatement and demolition together (10 – 15% savings). If two of the larger buildings were to be bid at the same time, some savings could be realized (3-7%). Certain companies would offer a better price based on time of year.

Single Family Houses:

Eight single family houses exist on campus. Due to water infiltration from damaged roofs and are heavily deteriorated. The plan is for the houses be condemned, demolished and disposed of as Friable Asbestos Containing Waste. This approach could save \$70,000 if used instead of remediating the structures and then demolishing them. Safety is also of paramount concern.

CIP Funding – Fairfield Hills Projects 2015-2016

Duplex #63: This duplex is slated for renovation. The total cost of remediation and renovation is estimated to be \$675,148. \$500,000 of this cost will be covered through a Department of Social Services grant. Remediation work is estimated to cost \$124,225 and includes:

- removal of asbestos windows and doors;
- removal of limited asbestos siding;
- removal of right hand porch;
- removal of plaster materials from wall areas that are to be demolished (removal of all materials except studs);
- Removal of first and second floor plaster (ceilings);
- Install containment for removal of plaster and cleanup after plaster removal;
- Secure all doors and windows with plywood;
- Dispose of all removed materials.

The remaining \$50,923 is for work on the roof, gutters and fencing, LEP fees, plus a contingency. This project is near being awarded and work can begin summer 2015 if funding is obtained to do above listed items.

Greenhouse:

Draft assessment report with cost estimates is attached. Demolition could be done in conjunction with duplex #63 work.

Preliminary Cost Estimates - Remediation and Demolition
Single Family Houses, Duplex #63 and Canaan House - For Review

June 19 2015

Canaan House		
<u>Service</u>	<u>Cost</u>	<u>Notes</u>
Licensed Environmental Professional	\$25,000	LEP, specs for abate and demo, reports
Abatement Monitoring	\$313,500	Town of Newtown representative, testing, project manager
Abatement and Demolition	\$3,373,512	
Other	\$10,000	fencing, electrical, water
Contingency (10%)*	\$340,851	
Master Contingency	\$404,929	
Total	\$4,467,792	
*Contingency calculated on all items except Abatement Monitoring		
Single Family Houses		
<u>Service</u>	<u>Cost</u>	<u>Notes</u>
Licensed Environmental Professional	\$14,300	LEP fee, AWP fee, onsite sample and monitor
Abatement and Demolition	\$246,000	
Other	\$15,000	fencing, electrical, water
Oil tank removal	\$20,000	1 UST, six in basements
Contingency (10%)	\$29,530	
Total	\$324,830	
assumes houses are condemned		
Additional Notes:		
Assumes houses 52 - 57 are condemned and an AWP is received - then demolished, basements cleaned of asbestos debris and disposed of. Houses 50 and 51 will be demolished to same end result re: basement foundation and backfill. Additional info attached (Attachment A - Option 2)		
If houses not condemned and AWP not received, abatement and demo costs alone will be \$318,000.		
Completion reports necessary for bldg 50 and 51 if not condemned with others.		
Duplex #63		
<u>Service</u>	<u>Cost</u>	<u>Notes</u>
Licensed Environmental Professional	\$5,000	
Abatement and Demolition	\$124,225	of hazardous materials - not complete remediation
Other	\$30,000	roof, gutters, fencing
Contingency (10%)	\$15,923	
Total	\$175,148	
Additional Notes:		
Building will be remediated up to construction specifications.		
Greenhouse		
<u>Service</u>	<u>Cost</u>	<u>Notes</u>
Licensed Environmental Professional	\$1,500	
Abatement and Demolition	\$27,800	
Contingency (10%)	\$2,930	
Total	\$32,230	
TOTAL ESTIMATE	\$5,000,000	

Table 4
Draft Opinion of Abatement and Demolition Cost

Canaan House
Fairfield Hills Campus
Newtown, Connecticut

June 19, 2015

Item No.	Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
Asbestos Abatement Cost					
1	Insurance and Bonds (DAS Item MI-016) (Cost Plus 10%)	LS	1	\$5,000.00	\$5,000.00
2	Mobilization (DAS Item MI-0001)	Each	6	\$297.50	\$1,785.00
3	Worker Decon (DAS Item MI-002)	Each	14	\$266.25	\$3,727.50
4	Temporary Electrical Connection (DAS Item MI-005)	LS	1	\$5,000.00	\$5,000.00
5	Asbestos Waste Transportation and Disposal (DAS Item MI-007)	CY	1,000	\$85.00	\$85,000.00
6	Project Notification and Fees (DAS Item MI-015) (Cost Plus 10%)	LS	1	\$5,500.00	\$5,500.00
7	Prep Work Area (DAS Item AR-027) (0%)	SI'	675,000	\$1.20	\$810,000.00
8	Clean-Up ACM Debris by HEPA Vacuuming (DAS Item AR-001)	SI'	825,000	\$0.27	\$222,750.00
10	Asbestos Abatement of Pipe & Pipe Fitting Insulation (DAS Item AR-002) ^(a)	LI'	18,000	\$1.66	\$29,880.00
	Selective Demolition to Access Concealed ACM (DAS Item AR-029) and Removal of Terra Cotta Block (DAS Item AR-026) (Assume 80% Concealed)	SI'	14,400	\$3.29	\$47,376.00
11	Asbestos Abatement of Tank Insulation (DAS Item AR-008) ^(a)	LI'	250	\$3.79	\$947.50
12	Asbestos Abatement of Wire Doors (No DAS Item)	Each	40	\$250.00	\$10,000.00

Item No.	Description	Unit/Measure	Habitated Quantity	Unit Cost	Extended Cost
13	Asbestos Abatement of Floor Tile and Black Mastic (DAS Item R-011) ^(a)	SF	150,000	\$1.09	\$163,500.00
	Selective Demolition to Access Concealed ACM (DAS Item AR-029) (Assume 10% Concealed)	SF	15,000	\$1.31	\$19,650.00
14	Asbestos Abatement of Gray Felt Paper Wrap on Metal 1x2' Ceiling Tile Insulation (No DAS Item) ⁽²⁾	SF	28,000	\$5.00	\$140,000.00
15	Asbestos Abatement of Gbce Daubs on 1x1' Ceiling Tiles (NO DAS Item) ^(c)	SF	675	\$5.00	\$3,375.00
16	Asbestos Abatement of Exterior Window Caulking and Glazing Compounds and Black Damp-proofing Tar/Paper under Concrete Sill (No DAS Item)	Each	750	\$300.00	\$225,000.00
	Selective Demolition to Access Concealed ACM (DAS Item AR-029) (Damp-proofing Tar/Paper under Concrete Sill)	SF	3,750	\$1.31	\$4,912.50
	Work Surfaces over 20' High (DAS Item EF-2)	Escalation	225,000	\$0.30	\$67,500.00
	Exterior Work	Escalation	225,000	\$0.30	\$67,500.00
17	Asbestos Abatement of Cementitious Roof Shingles and Asphalt Roof Coatings (DAS Item AR-020)	SF	34,000	\$1.12	\$38,080.00
	Work Surfaces over 20' High (DAS Item EF-2)	Escalation	38,080	\$0.30	\$11,424.00
	Exterior Work (DAS Item EF-8)	Escalation	38,080	\$0.30	\$11,424.00
18	Asbestos Abatement of Interior Tan Window Caulking Compounds (No DAS Item) ^(a)	Each	65	\$250.00	\$16,250.00
19	Asbestos Abatement of Interior Gray Caulking Compounds at Brick and Concrete Cove Base Junction (No DAS Item) ^(a)	SF	650	\$5.00	\$3,250.00
20	Asbestos Abatement of Pink Sink Undercoating (No DAS Item)	Each	1	\$250.00	\$250.00
21	Asbestos Abatement of Gray Elevator Brake Pad (No DAS Item)	Each	2	\$250.00	\$500.00
22	Asbestos Abatement Interior/Exterior Black Damp-proofing Tar/Paper on Top of Concrete Foundation (No DAS Item)	SF	3,000	\$10.00	\$30,000.00
	Selective Demolition to Access Concealed ACM (DAS Item AR-029) (Damp-proofing Tar/Paper on Top of Concrete Foundation)	SF	3,000	\$1.31	\$3,930.00
	Exterior Work (DAS Item EF-8)	Escalation	30,000	\$0.30	\$9,000.00

Item No	Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
23	Asbestos Abatement of Exterior Black Damp-Proofing/Tar/Paper on Upper Concrete (Limestone) Trim (No DAS Item)	SF	3,000	\$10.00	\$30,000.00
	Work Surfaces over 20' High (DAS Item EF-2)	Escalation	30,000	\$0.30	\$9,000.00
	Exterior Work (DAS Item EF-8)	Escalation	30,000	\$0.30	\$9,000.00
	<i>Asbestos Abatement Subtotal</i>				\$2,090,511.50
Demolition Cost					
24	Mobilization/Demobilization, Insurance and Bonds	I.S	1	\$5,000.00	\$5,000.00
25	Erosion and Sediment Control and Maintenance (e)	I.S	1	\$23,000.00	\$23,000.00
26	Site Security Fencing (4)	I.F	0	\$15.00	\$0.00
27	Lead Paint Awareness During Demolition	I.S	1	\$5,000.00	\$5,000.00
28	OSHA Asbestos Compliance of <1% Asbestos Materials During Demolition	I.S	1	\$10,000.00	\$10,000.00
29	Ballasts, Mercury-Devices, and Other Building waste Contamination, Transportation, and Disposal	I.S	1	\$5,000.00	\$5,000.00
30	Building Demolition including Slab & Foundation Walls	CY	60,000	\$13.50	\$810,000.00
31	Building Material Disposal	CY	10,000	\$5.00	\$50,000.00
32	Backfill Foundation (with Imported Material) (9)	CY	15,000	\$15.00	\$225,000.00
33	Resurface Area with Rye Grass Seed & Top Dress	SF	50,000	\$3.00	\$150,000.00
	<i>Demolition Subtotal</i>				\$1,283,000.00

Item No.	Description	Unit	Quantity	Unit Cost	Extended Cost
Contingency Cost					
34	Contingency Allowance (10%)	J.S.	1	\$337,000.00	\$337,000.00
	<i>Contingency Subtotal</i>				\$337,000.00
Abatement Monitoring Cost					
35	Abatement Monitoring Estimate (10% of Abatement Cost)	J.S.	1	\$313,500.00	\$313,500.00
	<i>Abatement Monitoring Subtotal</i>				\$313,500.00
Total					\$4,024,500.00

This is a budgetary cost estimate that is expected to be within -15 to +30 percent of the actual project cost. Linn-Stevens has no control over the cost of labor, materials, equipment or services furnished by others or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions. Elin-Stevens's opinion of probable Total Project Costs and Construction Cost are made on the basis of Elin-Stevens's experience and qualifications and represent Linn-Stevens's best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but Linn-Stevens cannot and does not guarantee that payments, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Elin-Stevens. If prior to the bidding or negotiating Phase the Owner wishes greater assurance as to Total Project or Construction Costs, the Owner shall employ an independent cost estimator.

Notes:

1. Total square footage is limited to one layer of plastic walls.
2. Assumed use of State-approved AWP for asbestos abatement of one layer of plastic on walls.
3. Assumed erosion and sediment control including silt fence (1,500 LF x \$4/LF = \$6,000), hay bales (1,500 LF x \$8/LF = \$12,000), and dust control (\$5,000).
4. Security fence not required as Site is already fenced.



April 9, 2015

Town of Newtown
3 Primrose Street
Newtown, CT 06470

Attn: Ms. Christal Preszler

Re: Demolition of 8 Houses
Fairfield Hills Complex

Dear Ms. Preszler,

The following options and the associated costs are for the abatement of Single Family Homes 52 thru 57 and the demolition of Houses 50 thru 57:

Option 1

- Pre-clean all floors on both levels of homes 52 thru 57 and install plywood on floors as necessary to access materials safely.
- Remove and dispose of all identified asbestos containing materials.
- Remove and dispose of all identified regulated components.
- Demolish all houses (50 thru 57) in their entirety, including the upper two feet of foundation walls and the garage/porch slabs.
- Fracture the basement/crawl space floors and backfill with town supplied fill material.

Price: \$318,000.00

Option 2

- Request that the consultant secure an Alternative Work Practice from the State Department of Public Health due to the unsafe structures and the potential for unplanned collapse while workers are inside.
- Upon receipt of the AWP, Homes 52 thru 57 will be demolished in their entirety and disposed of as Friable Asbestos Containing Waste.
- When the waste is gone the basements will be cleaned of asbestos debris.
- Homes 50 and 51 will be demolished as described above including 2 feet of foundation wall, slab fracturing and backfilling.

Price: \$246,000.00

Very truly yours,
Robert E. Sullivan
Robert E. Sullivan
Bestech, Inc.

25 Pinney Street, Ellington, CT 06029-3812
860-896-1000 • CT & Western MA Toll Free 800-956-5559 • Fax 860-871-5982
"Affirmative Action/Equal Opportunity Employer"

Current Duplex 63 Pre-Renovation Cost Estimate

Item	Cost
Removal of asbestos windows and doors Removal of limited asbestos siding Removal of right hand porch Removal of plaster materials from wall areas that are to be demolished (removal of all materials except studs) Removal of first and second floor plaster Install containment for removal of plaster and cleanup after plaster removal Secure all doors and windows from intrusion and weather with plywood Dispose of all removed material	\$108,725
Environmental compliance contractor	\$5,000
Project management	\$2,500
Contingency	\$8,000
Total	\$124,225.00



FUSS & O'NEILL
EnviroScience, LLC

Table 3
Opinion of Abatement and Demolition Cost

Greenhouse Building
Fairfield Hills Campus
Newtown, Connecticut

April 27, 2015

Item No.	Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
	Construction Costs				
1	Mobilization/Demobilization, Insurance and Bonds	LS	1	\$2,000.00	\$2,000.00
2	Erosion and Sediment Control & Maintenance ⁽¹⁾	LS	1	\$2,800.00	\$2,800.00
3	Site Security Fencing	LF	225	\$15.00	\$3,375.00
4	Asbestos Abatement of Mudded Pipe Firing Insulation	Glovebag	1	\$500.00	\$500.00
5	Asbestos Abatement of Interior and Exterior Door Caulking Compounds	Each Door	5	\$500.00	\$2,500.00
6	Asbestos Abatement of Cementitious Paneling	SF	80	\$50.00	\$4,000.00
7	Asbestos Waste Transportation and Disposal	CY	10	\$85.00	\$850.00
8	Lead Paint Awareness During Demolition	LS	1	\$1,000.00	\$1,000.00
8	Building Demolition including Slab & Foundation Walls	CY	150	\$13.50	\$2,025.00
9	Building Material Disposal	LS	1	\$3,000.00	\$3,000.00
10	Backfill Foundation (with Imported Material)	CY	30	\$25.00	\$750.00
11	Resurface Area with Rye Grass Seed & Top Dress	LS	1	\$5,000.00	\$5,000.00



FUSS & O'NEILL
EnviroScience, LLC

Table 3
Opinion of Abatement and Demolition Cost

Greenhouse Building
Fairfield Hills Campus
Newtown, Connecticut

April 27, 2015

Item No.	Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
	<i>Subtotal</i>				\$27,800.00
	Construction Contingency Costs				
11	Contingency Allowance (10%)	LS	1	\$3,000.00	\$3,000.00
	<i>Subtotal</i>				\$3,000.00
	Total				\$31,000.00
<p><i>This is a budgetary cost estimate that is expected to be within -15 to +30 percent of the actual project cost. EnviroScience has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions. EnviroScience's opinion of probable Total Project Costs and Construction Costs are made on the basis of EnviroScience's experience and qualifications and represent EnviroScience's best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but EnviroScience cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by EnviroScience. If prior to the bidding or negotiating phase the Owner wishes greater assurance as to Total Project or Construction Costs, the Owner shall employ an independent cost estimator.</i></p>					
Notes:					
1. Assumed erosion and sediment control including silt fence (225 LF x \$4/LF = \$900), hay bales (225 LF x \$8/LF = \$1,800), and dust control (\$1,000).					



Christal Preszler <christal.preszler@newtown-ct.gov>

Potential Bidding Savings for Abatement and Demo of Buildings

1 message

Russell Bartley <rbartley@rwbartley.com>
 To: christal.preszler@newtown-ct.gov

Tue, Jun 2, 2015 at 10:55 AM

Christal:

I polled all of the contractors and they indicated the following:

Company	Savings for abatement and demo together in one bid at one building	Savings for putting two buildings together for either abatement or demo	Savings for doing work while schools are in session
Bestech	They are have good capability on both estimate 10-15% savings	Not significant – minor savings on project supervision – 3%	10 to 15% - they do a lot of school work and are very busy when school is out
Manafort	They estimate 10 to 15% savings	Not too significant – perhaps 5%	Not important to them because they do not do a lot of school abatement - no savings
Haz Pro	No savings as they sub demo	No savings	Not a concern to them as they are not overly busy this season – no savings
AAIS	They estimate 10 to 15%	Anticipate savings of approximately 7%	Not a concern for them – no savings

Please call me with any questions.

Russell

RUSSELL BARTLEY, P.E., LEP

R. W. BARTLEY & ASSOCIATES, INC.

37 BALD HILL ROAD

TOLLAND, CT 06084

PHONE: 860-871-4966

FAX: 860-871-4998

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT Land Use / Fairfield Hills

PROJECT: Remediation and demolition of Canaan House, single family houses, one greenhouse and the of Duplex #63

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$ 5,000,000.00

PROPOSED FUNDING:

BONDING \$ 5,000,000.00

GRANT

CONTINGENCY

OTHER

\$ 5,000,000.00

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget. Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		_____	_____
PROFESSIONAL SERVICES		_____	_____
CONTRACTED SERVICES		_____	_____
REPAIRS & MAINTENANCE		_____	_____
UTILITIES		_____	_____
OTHER		_____	_____
DEBT SERVICE (1st year)		\$ 400,000	_____
TOTAL IMPACT ON EXPENDITURES		<u>\$ 400,000</u>	_____

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	_____	_____
CHARGES FOR SERVICES (FEES)	_____	_____
OTHER	_____	_____
TOTAL IMPACT ON REVENUES	\$ -	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 400,000

EQUIVALENT MILL RATE OF TOTAL IMPACT

(using current year's information)

0.1301 mills

COMMENTS:

Currently, ongoing maintenance is required to repair damage to and fence the vacant buildings. There is no direct cost expected to be incurred due to this project once the buildings are demolished.

Duplex #63 ongoing maintenance of building.

DEBT SERVICE IMPACT WILL ADHERE TO THE TOWN'S DEBT SERVICE POLICY. TOTAL ANNUAL DEBT SERVICE AMOUNT IS FORECASTED TO BE AT 9% OF TOTAL BUDGET (POLICY STATES DEBT SERVICE CANNOT BE OVER 10%).

PREPARED BY: Robert Tait

DATE: June 22 2015

TO: BOF, LC

TOWN OF NEWTOWN APPROPRIATION (BUDGET) TRANSFER REQUEST

FISCAL YEAR 2014 - 2015 DEPARTMENT Public Works DATE 6/12/15

	Account	Amended	Amount	
FROM:	1-101-13-515-5130-0000 SALARIES & WAGES - OVERTIME		4,300.00	USE NEGATIVE AMOUNT ↓ USE POSITIVE AMOUNT ↓
	1-101-13-515-5749-0000 CAPITAL		12,000.00	
	1-101-13-510-5660-0000 SAND	3,400	4,175.00	
	1-101-13-510-5661-0000 SALT	3,200	3,400.00	
	1-101-13-510-5505-0000 CONTRACTUAL SERVICES	3,100	2,125.00	
TO:	1-101-13-515-5505-0000 CONTRACTUAL SERVICES		26,000.00	

REASON: Household Hazardous Day was very successful with more residents than anticipated. The amount of Construction and Demolition debris has been much higher than the past several years also exceeding anticipated costs.

Source accounts are adequate to year end.

AUTHORIZATION:

(1) DEPARTMENT HEAD

David Hurley

date: 6/12/15

(2) FINANCE DIRECTOR

Robert Tardiff

6/15/15

(3) SELECTMAN

C. P. Green

(4) BOARD OF SELECTMEN

(5) BOARD OF FINANCE

(6) LEGISLATIVE COUNCIL

AUTHORIZATION SIGN OFF

FIRST 335 DAYS >>>>WITH IN A DEPT.>>>>LESS THAN \$50,000>>>> (1), (2) & (3) SIGNS OFF; MORE THAN \$50,000>>>> (1), (2), (3) & (5)
>>>>ONE DEPT TO ANOTHER>>>>LESS THAN \$200,000>>>>ALL EXCEPT (6); MORE THAN \$200,000>>>>ALL SIGN OFF
AFTER 335 DAYS >>>>(1), (2), (3), (5) & (6) ANY AMOUNT FROM CONTINGENCY>>>> ALL SIGN OFF