

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

The Board of Selectmen held a regular meeting Monday, December 4, 2017 in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Rosenthal called the meeting to order at 7.32p.m.

**PRESENT:** First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

**ALSO PRESENT:** Finance Director Robert Tait, Town Attorney David Grogins, forty five members of the public and one member of the press.

**VOTER COMMENTS:** **Barbara O'Connor**, 36 Little Brook Lane, congratulated the Board of Selectmen on winning the election and wished them good luck. She also asked them to speak into the microphones.

**COMMUNICATIONS:** none.

**FINANCE DIRECTORS REPORT:** Mr. Tait reported the 6/30/2017 financial statements should be out in a week. He will present to the Board of Selectmen and the Board of Finance; the new auditors will present to the Legislative Council. Mr. Tait shared the 2018-2019 budget timetable (att.) and a tentative CIP schedule (att.).

**NEW BUSINESS**

**Discussion and possible action:**

1. **Recognition for the NHS Band and Guard Program:** First Selectman Rosenthal stated he was pleased to be able to honor the band at his first Board of Selectmen meeting. He said that former First Selectman Llodra was unable to come to congratulate the band but extended her well wishes. First Selectman Rosenthal said the band has long been the pride of Newtown. Winning a National Championship is a remarkable thing. First Selectman Rosenthal read a proclamation (att.). Selectman Crick Owen congratulated the band. Selectman Capeci thanked the band for making the residents of Newtown proud saying they are deserving of the accolades.
2. **Appoint Board Member to act in lieu of absent or disabled First Selectman:** First Selectman Rosenthal moved to appoint Maureen Crick Owen as agent to act in lieu of absent or disabled First Selectman. Selectman Capeci seconded. All in favor.
3. **Appoint Board of Selectmen Clerk:** Selectman Capeci moved to appoint Sue Marcinek as the clerk of the Board of Selectman. Selectman Crick Owen seconded. All in favor.
4. **Appoint Town Attorney:** Selectman Maureen Crick Owen moved to appoint Cohen and Wolf as the Town Attorney. Selectman Capeci seconded. All in favor. First Selectman Rosenthal stated that, as with all professional services, he will evaluate into the new year but is pleased with the legal advice provided by Cohen and Wolf over the years.
5. **Approval of 2018 meeting calendar:** Selectman Crick Owen moved to accept the 2018 meeting schedule for the Board of Selectmen (att.). Selectman Capeci seconded. All in favor.
6. **CIP presentation:** Mr. Tait reviewed the Board of Finance recommended CIP and the bond forecasted project amounts – debt limit calculation (att.), which is being brought forward to the Legislative Council with a recommendation it be sent back to the Board of Selectmen for review. First Selectman Rosenthal noted that the former Board of Finance ratified the CIP with the recommendation that it be sent back to the Board of Selectmen. Assuming the CIP is sent back to the Board of Selectmen First Selectmen Rosenthal will likely recommend some changes for the selectmen to consider. If there are questions for any of the departments represented in the CIP, First Selectman Rosenthal will invite them to attend the December 18 Board of Selectmen meeting. The plan is to act on the CIP the first meeting in January.

Rec'd. for Record 12/5 2017  
Town Clerk of Newtown @ 1:19 PM  
*Debbie Aurelia Halstead*

7. **Appointments/Reappointments/Vacancies/Openings:** Selectman Crick Owen moved the re-appointment of R.M Giannettino (R) as a Constable with a term to expire 1/6/20, Deborra Zukowski (R), to the Cultural Arts Commission for a term to expire 1/6/21, Phil Clark (R) from an alternate on the Public Building & Site Commission to a full board member with a term to expire 1/6/21 and the appointment of Neil Chaudhary as a resident member of the Public Safety Committee. Selectmen Capeci seconded. All in favor. Selectman Capeci moved the reappointment of Laura Lerman (D), to the Cultural Arts Commission for a term to expire 1/6/21, George Brown (U), to the Sustainable Energy Commission with a term to expire 1/6/21 and the appointment of Patrick Reilly, the Board of Fire Commissioner representative on the Public Safety Committee. Selectman Crick Owen seconded. All in favor. First Selectman Rosenthal announced vacancies for Parks & Recreation (D/U), Public Building & Site Commission, alt. (R/U) and Fairfield Hills Authority (D/U). Candidate recommendations are due by 12/29 with an anticipated appointment date of 1/2/18. Additionally, there is a Democrat vacancy on the Police Commission. This seat will likely be filled by the Police Commission, as it is an elected position they have thirty days to fill the vacancy.
8. **Driveway Bond Release/Extension:** Selectman Crick Owen moved the release of a driveway bond, in the amount of \$1,000 to P.H. Architects, 44 Taunton Hill Rd., M6, B15, L2 and the driveway bond release, in the amount of \$1,000 to GRC Construction, LLC, 57 Platts Hill Rd., M31, B5, L36.1. Selectman Capeci seconded. All in favor. Selectman Capeci moved the driveway bond, in the amount of \$1,000 to Garvin Yu, Hi Barlow Rd., M12, B5, L7. Selectman Crick Owen seconded. All in favor. Selectman Capeci moved to extend the driveway bond for Greg Carnrick, 112 Huntingtown Rd., M35, B1, L4 & 7 for six months with an expiration date of May 31, 2018. Selectman Crick Owen seconded. All in favor.
9. **Tax Refunds:** Selectman Crick Owen moved the Nov. 2017 tax refund #8 in the amount of \$10,747.70 and the Dec. 2017 tax refund #9 in the amount of \$14,186.36. Selectman Capeci seconded. All in favor.

**VOTER COMMENTS:** Curt Symes, 36 Lake Rd., spoke to the board about the Friends of Newtown Senior group. The former board was instrumental in getting the livable communities, an AARP initiative, out of the starting block. This is a recognition of communities that take a leadership role in supporting seniors in the livable community aspects of seniors. Mr. Symes encouraged the board to stay close to the activities, it is an active group and he feels it can make a real difference in Newtown.

**ANNOUNCEMENTS:** none.

**EXECUTIVE SESSION:** Selectman Crick Owen moved to enter executive session for discussion on legal matters relative to M&T Bank v. James Mastroni, the Newtown Board of Education, Bank of America and invited Town Attorney Grogins to attend. Selectman Capeci seconded. All in favor. Executive session was entered into at 8:11pm and returned to regular session at 8:14pm with the following motion:

Selectman Crick Owen moved to authorize the Town Attorney to defend in the case of M&T Bank v. James Mastroni, the Newtown Board of Education, Bank of America. Selectman Capeci seconded. All in favor.

**ADJOURNMENT:** Having no further business the regular Board of Selectmen meeting was adjourned at 8:15p.m.

*Susan Marcinek, clerk*

Attachments: 2018-2019 budget timetable (5 pages); tentative CIP schedule; proclamation; 2018 meeting schedule; Board of Finance Recommended CIP (48 pages);



**TOWN OF NEWTOWN**  
**OFFICE OF THE FINANCE DIRECTOR**

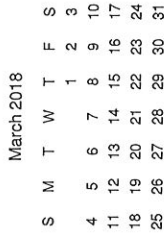
**2018 - 2019 BUDGET TIMETABLE**

October 25, 2017	Departments Receive Budget Instructions.
December 11, 2017	Completed Budget Forms to the Finance Director.
December 12 – January 08, 2017	First Selectman/Finance Director budget review with departments
January 09 – February 09, 2018	Departments meet with Board of Selectmen.
February 12, 2018	Board of Selectmen submit Budget to the Board of Finance (no later than the 14 <sup>th</sup> )
February 15, 2018 (Thursday)	Board of Finance holds a public hearing on the Board of Selectmen and Board of Education proposed Budgets (no later than March 7 <sup>th</sup> ). (Publish 5 days prior to hearing: 2/09/18)
March 07, 2018	Board of Finance submits Budget to the Legislative Council (no later than March 14 <sup>th</sup> ).
March 21, 2018 (Wednesday)	Legislative Council holds a Public Hearing on the Proposed Board of Finance Recommended Budget (no later than March 28th). (Publish 5 days prior to hearing: 3/16/18)
April 04, 2018	Legislative Council Adopts Budget (no later than second Wednesday in April)
April 24, 2018 (Tuesday)	The Annual Budget Referendum (4 <sup>th</sup> Tuesday of April) (Publish 4/13/18)

# January 2018 (United States)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 New Year's Eve	1 New Year's Day Full Moon	2	3	4	5	6
	Not a budget meeting.	Final week to review budget with department heads (First Selectman & finance director)				
7	8 3rd Quarter	BOS REG MEETING				13
		9	10	11	12	
		Finance director puts together the First Selectman's budget document				
14	15 Martin Luther King Jr. Day	16 New Moon	17	18	19	20
		BOS BUDGET MEETING				
		BOS REG MEETING				
21	22	23	24 1st Quarter	25	26	27
		SPECIAL BOS BUDGET MEETING				
				BOS BUDGET MEETING		
28	29	30	31 Full Moon	1	2	3
	SPECIAL BOS BUDGET MEETING					

Note: Five BOS budget meetings planned. There is room on the calendar for more special meetings.



## March 2018

Note: there are four BOF budget meetings planned. There is room on the calendar for more if need be.

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# March 2018 (United States)

April 2018

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	1	2	3
				BOF BUDGET MEETING		
4	5	6	7	8	9	10
			BOF SUBMITS BUDGET TO LC & PRESENTS	LC COMMITTEE BEGINS WORK		
			REG LC MEETING			
11	12	13	14	15	16	17
					PUBLISH BOF BUDGET	
18	19	20	21	22	23	24
			LC HOLDS PUBLIC HEARING			
			Committees present recommendations to full council			
			REG LC MEETING			
25	26	27	28	29	30	31
	LC BUDGET MEETING			LC BUDGET MEETING		

Note: there are three LC budget meetings planned. This is in addition to committee meetings.

# April 2018 (United States)

May 2018

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Easter Sunday	2 LC BUDGET MEETING	3	4 LC BUDGET MEETING LC ADOPTS BUDGET	5	6	7
8 3rd Quarter	9	10	11	12	13 Thomas Jefferson's Birthday PUBLISH ADOPTED BUDGET	14
15 New Moon	16	17	18	19	20	21
NEWTOWN SCHOOLS CLOSED FOR APRIL BREAK						
22 1st Quarter	23	24 ANNUAL BUDGET REFERENDUM	25	26	27	28
29 Full Moon	30	1	2	3	4	5

Town of Newtown  
Tentative CIP Schedule  
12/1/2017

**Board of Selectmen:**

12/4/2017	finance director presents CIP as approved by the BOF
12/18/2017	CIP review (assumes LC sends CIP back to BOS for review on 12/6/2017)
01/01/2018	CIP review. BOS approved CIP (to BOF)

**Board of Finance:**

01/08/2018	CIP review (and possible approval)
01/22/2018	Special meeting – CIP review and approval.

**Legislative Council:**

12/06/2017	directs BOF approved CIP back to the BOS for review and approval.
02/07/2018	CIP review
02/21/2018	CIP review and approval. Referendum projects are approved.

**Referendum Projects – Special Appropriation/Bonding Resolution Process:**

03/05/2018	BOS special appropriation/bonding resolution approval
03/12/2018	BOF special appropriation/bonding resolution approval
03/21/2018	LC special appropriation/bonding resolution approval
04/02/2018	BOS calls for referendum for selected CIP projects (included in budget referendum)
/ /	Planning & Zoning approves projects

Note: BOF sent approved CIP to LC by November 30. LC has 60 days to have an approved CIP (January 31). However the BOF has recommended to the LC that it send back the CIP to the BOS. Regulation is silent on this procedure. The timing now becomes getting the CIP approved for the referendum projects process to be completed in time for the referendum.



**TOWN OF NEWTOWN**  
**Office of the First Selectman**  
**PROCLAMATION**

*WHEREAS, the Newtown Nighthawks Marching Band and Guard has a long and distinguished history extending back to the 1970's; and*

*WHEREAS, the Marching Band began performing competitively and joined local and national circuits in 1994; and*

*WHEREAS, the Marching Band has been the Connecticut State Champions four of the last seven years; and*

*WHEREAS, this year the Marching Band competed at nine events leading up to the National Championships at MetLife stadium, winning all nine, including the New England States Class IV championship, where they competed against fifteen other ensembles from six different states; and*

*WHEREAS, the success this season was a team effort: the students were enthusiastic, dedicated and hardworking; the staff was knowledgeable, energetic, passionate, creative and caring; the parents were supportive and contributors to the visual and audio aspects of the show; and*

*WHEREAS, the school administration, secretaries, and custodial staff all supported and assisted; and*

*WHEREAS, participation in the Newtown Nighthawks Marching Band and Guard will be an enduring experience that will positively effect members for a lifetime.*

*NOW, THEREFORE, the Town of Newtown congratulates the Newtown Nighthawks Marching Band and Guard for a successful season.*

*IN WITNESS WHEREOF, I have set my hand and caused the Seal of the Town of Newtown to be affixed this Fourth Day of December the Year of Our Lord Two Thousand and Seventeen.*

  
\_\_\_\_\_  
Daniel C. Rosenthal, First Selectman



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Newtown, Connecticut 06470  
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Fax (203) 270-4205  
[first.selectman@newtown-ct.gov](mailto:first.selectman@newtown-ct.gov)  
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Daniel C. Rosenthal  
First Selectman

**TOWN OF NEWTOWN**  
**OFFICE OF THE FIRST SELECTMAN**  
**2018 Meeting Schedule**

The Newtown Board of Selectman will hold meetings at 7:30 pm in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT as follows:

Tuesday	January 2
Tuesday	January 16 -- budget
Tuesday	January 23 -- budget
Thursday	January 25 -- budget
Monday	January 29 -- budget
Monday	February 5 - budget
Tuesday	February 20
Monday	March 5
Monday	March 19
Monday	April 2
Monday	April 16
Monday	May 7
Monday	May 21
Monday	June 4
Monday	June 18
Monday	July 2
Monday	July 16
Monday	August 6
Monday	August 20
Tuesday	September 4
Monday	September 17
Monday	October 1
Monday	October 15
Monday	November 5
Monday	November 19
Monday	December 3
Monday	December 17
Monday	January 7, 2019

Rec'd. for Record 12-5 2017  
Town Clerk of Newtown  
*Debbie Aurelia Halstead*

TOWN OF NEWTOWN  
BOARD OF FINANCE RECOMMENDED CIP  
2018-19 TO 2022-23



## LEGEND:

Page 3 .....	CIP Summary Sheet
Page 4 .....	Projects & Funding Sources Summary
Page 5 .....	Projects & Funding Sources by Department by Project
Page 8 .....	Project Detail

### BOARD OF EDUCATION

- 9. Middle Gate - Roof Replacement
- 10. Hawley - Boiler/Lighting & HVAC/Ventilation
- 11. High School - Main Boiler / LED Lights
- 12. High School - Replace / Restore Stadium Turf
- 13. Middle School Improvements
- 14. Reed - Install Gas Boiler / LED Lighting

### ECONOMIC DEVELOPMENT

- 15. Brownfield Remediation/Re-purposing - 7/28A Glen

### EDMOND TOWN HALL

- 17. Edmond Town Hall Theater Renovations
- 19. Edmond Town Hall Bathroom Handicap Access
- 20. Edmond Town Hall Exterior Renovations
- 22. Edmond Town Hall Parking Lot Improvements
- 23. Edmond Town Hall Tenant Space and Elevator Renovations

### EMERGENCY COMMUNICATIONS

- 25. ECC Radio System Upgrade

### FAIRFIELD HILLS AUTHORITY

- 26. Fairfield Hills Authority - Building Remediation/Demolition/Renovation

### LIBRARY

- 27. Library Renovations / Replacements / Upgrades

### PARKS & RECREATION

- 33. Eichler's Cove Improvements (phase 2 of 2)
- 35. Tilson Artificial Turf Replacement
- 36. Dickinson Park Pavilion Replacement
- 37. Fairfield Hills Pickleball Courts
- 38. Parks & Recreation - Maintenance Yard Improvements

### POLICE

- 40. Police facility

### PUBLIC WORKS

- 41. Capital road program
- 43. Bridge Replacement program

### SANDY HOOK PERMANENT MEMORIAL

- 45. Sandy Hook Permanent Memorial

Page 46.....	Bond Forecast Schedule
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TOWN OF NEWTOWN							
BOARD OF FINANCE RECOMMENDED CIP - (2018 - 2019 TO 2022 - 2023)							
RANK	2018 - 2019 (YEAR ONE)			Proposed Funding			
	BOARD OF SELECTMEN	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	3,000,000	1,000,000		2,000,000	
	Bridge Replacement Program	PW	400,000	400,000			
	Edmond TH Bathroom Handicap Access	ETH	50,000	50,000			
	Sandy Hook Permanent Memorial	SH MEM	250,000	250,000			
	Edmond Town Hall Theater Renovations	ETH	252,000	252,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	FFH Building Remediation / Demolition / Infrastructure	FFH	4,000,000	4,000,000			
	Brownfields Remediation/Re-purposing-7/28A Glen Rd	ECON DEV	200,000	200,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	400,000	200,000			200,000
	BOARD OF EDUCATION						
	Middle Gate - Roof Replacement (1964 & 1992 sections)	BOE	1,685,400	1,685,400			
	TOTALS	>>>>>>>	10,587,400	8,387,400	-	2,000,000	200,000
RANK	2019 - 2020 (YEAR TWO)			Proposed Funding			
	BOARD OF SELECTMEN	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	2,250,000			2,250,000	
	Bridge Replacement Program	PW	400,000	400,000			
	Police Facility - Construction Phase	POLICE	8,000,000	8,000,000			
	Tilson Artificial Turf Replacement	P & R	500,000				500,000
	Dickinson Pavilion Replacement	P & R	450,000	450,000			
	Edmond Town Hall Exterior Renovations	ETH	268,000	268,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	BOARD OF EDUCATION						
	Hawley - Replace Boiler & Lighting Energy Project	BOE	1,814,720	1,814,720			
	High School - Main Boiler Replacements	BOE	954,000	954,000			
	TOTALS	>>>>>>>	14,986,720	12,236,720	-	2,250,000	500,000
RANK	2020 - 2021 (YEAR THREE)			Proposed Funding			
	BOARD OF SELECTMEN	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	2,500,000			2,500,000	
	Bridge Replacement Program	PW	400,000	400,000			
	Police Facility - Construction Phase	POLICE	5,000,000	5,000,000			
	Radio System Upgrade and Console	ECC	1,775,000	1,775,000			
	FFH Building Remediation / Demolition / Infrastructure	FFH	2,000,000	2,000,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	BOARD OF EDUCATION						
	Hawley - Ventilation and HVAC Renovations	BOE	4,719,120	4,719,120			
	TOTALS	>>>>>>>	16,744,120	14,244,120	-	2,500,000	-
RANK	2021 - 2022 (YEAR FOUR)			Proposed Funding			
	BOARD OF SELECTMEN	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	2,750,000			2,750,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	Fairfield Hills Pickle Ball Courts	P & R	420,000	420,000			
	Edmond Town Hall Parking Lot Improvements	ETH	450,000	450,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	BOARD OF EDUCATION						
	High School - Replace/Restore Stadium Turf Field	BOE	1,060,000	1,060,000			
	Middle School - Ventilation, HVAC, AC (partial) - Phase II	BOE	3,093,300	3,093,300			
	TOTALS	>>>>>>>	10,473,300	7,723,300	-	2,750,000	-
RANK	2022 - 2023 (YEAR FIVE)			Proposed Funding			
	BOARD OF SELECTMEN	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	3,000,000			3,000,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	P & R Maintenance Yard Improvements	P & R	670,000	670,000			
	Edmond TH Tenant Space and Elevator Space Reno	ETH	500,000	500,000			
	Library Renovations / replacements / upgrades	LIB	250,000	250,000			
	BOARD OF EDUCATION						
	Reed - Install High Efficiency Gas Boilers & LED Lighting	BOE	2,000,000	2,000,000			
	TOTALS	>>>>>>>	8,820,000	5,820,000	-	3,000,000	-
GRAND TOTALS			61,611,540	48,411,540	-	12,500,000	700,000

Town of Newtown, Connecticut

*Capital Improvement Plan*

'18/'19 thru '22/'23

**EXPENDITURES AND SOURCES SUMMARY**

Department	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Board of Education	1,685,400	2,768,720	4,719,120	4,153,300	2,000,000	15,326,540
Economic Development	200,000					200,000
Edmond Town Hall	302,000	268,000		450,000	500,000	1,520,000
Emergency Comm Ctr			1,775,000			1,775,000
FHA	4,000,000		2,000,000	2,000,000	2,000,000	10,000,000
Library	350,000	350,000	350,000	300,000	250,000	1,600,000
Parks & Recreation	400,000	950,000		420,000	670,000	2,440,000
Police		8,000,000	5,000,000			13,000,000
Public Works	3,400,000	2,650,000	2,900,000	3,150,000	3,400,000	15,500,000
S.H. Permanent Memorial Comm	250,000					250,000
<b>EXPENDITURE TOTAL</b>	<b>10,587,400</b>	<b>14,986,720</b>	<b>16,744,120</b>	<b>10,473,300</b>	<b>8,820,000</b>	<b>61,611,540</b>

Source	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	8,387,400	12,236,720	14,244,120	7,723,300	5,820,000	48,411,540
General Fund	2,000,000	2,250,000	2,500,000	2,750,000	3,000,000	12,500,000
Other	200,000	500,000				700,000
<b>SOURCE TOTAL</b>	<b>10,587,400</b>	<b>14,986,720</b>	<b>16,744,120</b>	<b>10,473,300</b>	<b>8,820,000</b>	<b>61,611,540</b>

Town of Newtown, Connecticut

*Capital Improvement Plan*

'18/'19 thru '22/'23

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project #	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
<b>Board of Education</b>							
Middle Gate - Roof Replacement	BOE - 1	1,685,400					1,685,400
<i>Bonding</i>		1,685,400					1,685,400
Hawley Elem. - Boiler/Lighting & HVAC/Ventilation	BOE - 2		1,814,720	4,719,120			6,533,840
<i>Bonding</i>			1,814,720	4,719,120			6,533,840
High School - Main Boiler Replacements / LED Light	BOE - 3		954,000				954,000
<i>Bonding</i>			954,000				954,000
High School - Replace / Restore Stadium Turf	BOE - 4				1,060,000		1,060,000
<i>Bonding</i>					1,060,000		1,060,000
Middle School Improvements	BOE - 5				3,093,300		3,093,300
<i>Bonding</i>					3,093,300		3,093,300
Reed - Install Gas Boiler / LED Lighting	BOE - 6					2,000,000	2,000,000
<i>Bonding</i>						2,000,000	2,000,000
<b>Board of Education Total</b>		1,685,400	2,768,720	4,719,120	4,153,300	2,000,000	15,326,540
<b>Economic Development</b>							
Brownfield Remediation/Re-purposing - 7/28A Glen	EDC - 1	200,000					200,000
<i>Bonding</i>		200,000					200,000
<b>Economic Development Total</b>		200,000					200,000
<b>Edmond Town Hall</b>							
Edmond Town Hall Theater Renovations	ETH - 1	252,000					252,000
<i>Bonding</i>		252,000					252,000
ETH Bathroom Handicap Access	ETH - 2	50,000					50,000
<i>Bonding</i>		50,000					50,000
Edmond Town Hall Exterior Renovations	ETH - 3		268,000				268,000
<i>Bonding</i>			268,000				268,000
Edmond Town Hall - Parking Lot Improvements	ETH - 4				450,000		450,000
<i>Bonding</i>					450,000		450,000
ETH Tenant Space and Elevator Renovations	ETH - 5					500,000	500,000
<i>Bonding</i>						500,000	500,000
<b>Edmond Town Hall Total</b>		302,000	268,000		450,000	500,000	1,520,000
<b>Emergency Comm Ctr</b>							
Radio System Upgrade	ECC - 1			1,775,000			1,775,000
<i>Bonding</i>				1,775,000			1,775,000
<b>Emergency Comm Ctr Total</b>				1,775,000			1,775,000
<b>FHA</b>							
FHA Building Remediation / Demolition / Renovation	FHA-1	4,000,000		2,000,000	2,000,000	2,000,000	10,000,000

Department	Project #	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		4,000,000		2,000,000	2,000,000	2,000,000	10,000,000
FHA Total		4,000,000		2,000,000	2,000,000	2,000,000	10,000,000
<b>Library</b>							
Library Renovations / Replacements / Upgrades	LIB-1	350,000					350,000
Bonding		350,000					350,000
Library Renovations / Replacements / Upgrades	LIB-2		350,000				350,000
Bonding			350,000				350,000
Library Renovations / Replacements / Upgrades	LIB-3			350,000			350,000
Bonding				350,000			350,000
Library Renovations / Replacements / Upgrades	LIB-4				300,000		300,000
Bonding					300,000		300,000
Library Renovations / Replacements / Upgrades	LIB-5					250,000	250,000
Bonding						250,000	250,000
Library Total		350,000	350,000	350,000	300,000	250,000	1,600,000
<b>Parks &amp; Recreation</b>							
Eichler's Cove Improvements (phase 2 of 2)	P & R - 1	400,000					400,000
Bonding		200,000					200,000
Other		200,000					200,000
Tilson Artificial Turf Replacement	P & R - 2		500,000				500,000
Other			500,000				500,000
Dickinson Park Pavilion Replacement	P & R - 3		450,000				450,000
Bonding			450,000				450,000
Fairfield Hills Pickleball Courts	P & R - 4				420,000		420,000
Bonding					420,000		420,000
Maintenance Yard Improvements	P & R - 5					670,000	670,000
Bonding						670,000	670,000
Parks & Recreation Total		400,000	950,000		420,000	670,000	2,440,000
<b>Police</b>							
Police Facility	Pol-1		8,000,000	5,000,000			13,000,000
Bonding			8,000,000	5,000,000			13,000,000
Police Total			8,000,000	5,000,000			13,000,000
<b>Public Works</b>							
Capital Road Program	PW - 1	3,000,000	2,250,000	2,500,000	2,750,000	3,000,000	13,500,000
Bonding		1,000,000					1,000,000
General Fund		2,000,000	2,250,000	2,500,000	2,750,000	3,000,000	12,500,000
Bridge Replacement Program	PW - 2	400,000	400,000	400,000	400,000	400,000	2,000,000
Bonding		400,000	400,000	400,000	400,000	400,000	2,000,000
Public Works Total		3,400,000	2,650,000	2,900,000	3,150,000	3,400,000	15,500,000
<b>S.H. Permanent Memorial Comm</b>							
Sandy Hook Permanent Memorial	FS - 1	250,000					250,000
Bonding		250,000					250,000
S.H. Permanent Memorial Comm Total		250,000					250,000



Department	Project #	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
GRAND TOTAL		10,587,400	14,986,720	16,744,120	10,473,300	8,820,000	61,611,540

## PROJECT DETAIL

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

**Project #** BOE - 1  
**Project Name** Middle Gate - Roof Replacement

**Type** Building construction/renovatio  
**Useful Life**  
**Category** Buildings  
**Department** Board of Education  
**Contact** RON BIENKOWSKI, DIRECT

### Description

This project will allow a complete replacement of the 1964 and 1992 sections of the facility.

### Justification

The roof will be beyond its 20th year of service. Life span/warranty is 20 years.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	1,685,400					1,685,400
<b>Total</b>	<b>1,685,400</b>					<b>1,685,400</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	1,685,400					1,685,400
<b>Total</b>	<b>1,685,400</b>					<b>1,685,400</b>

### Budget Impact/Other

Savings will be realized through savins in roof repairs as well as energy savings using better quality roof insulation.

Project eligible for state grant (reimbursement) of approximately \$579,000.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **BOE - 2**  
 Project Name **Hawley Elem. - Boiler/Lighting & HVAC/Ventilation**

Type Building construction/renovation Department Board of Education  
 Useful Life Contact  
 Category Buildings

### Description

2019-20: This project will allow replacement of the of the boiler plant located in the 1921 section of the building.

2020-21: This project will allow installation of a HVAC system which will service the entire facility. Project includes but is not limited to ductwork, controls, HVAC system, electrical upgrades and an emergency generator.

### Justification

2019-20: Boiler plant will be upgraded to high efficiency gas fired hot water system versus current steam system. Provisions for an additional boiler in the 1948 section have been made.

2020-21: Upgrade air quality in the facility, unable to open windows facing Church Hill Road.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		1,814,720	4,719,120			6,533,840
<b>Total</b>		<b>1,814,720</b>	<b>4,719,120</b>			<b>6,533,840</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		1,814,720	4,719,120			6,533,840
<b>Total</b>		<b>1,814,720</b>	<b>4,719,120</b>			<b>6,533,840</b>

### Budget Impact/Other

Energy savings through high efficiency boiler and better environmental controls.

Better air quality.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project # **BOE - 3**  
 Project Name **High School - Main Boiler Replacements / LED Light**

Type Unassigned Department Board of Education  
 Useful Life Contact  
 Category Unassigned

**Description**

•Project includes but is not limited to lighting upgrades to LED, the replacement of three boilers, controls, drives and pumps.

**Justification**

•Replace existing boilers from original building (1970) with high efficiency gas fired condensing units. Replace all VFD drives and replace all circulating pumps to high efficiency units.  
 •Upgrade all internal light fixtures to LED.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		954,000				954,000
<b>Total</b>		<b>954,000</b>				<b>954,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		954,000				954,000
<b>Total</b>		<b>954,000</b>				<b>954,000</b>

**Budget Impact/Other**

Energy savings through high efficiency boiler and better environmental controls.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project #	BOE - 4		
Project Name	High School - Replace / Restore Stadium Turf		
Type	Building construction/renovation	Department	Board of Education
Useful Life		Contact	RON BIENKOWSKI, DIRECTO
Category	Land Improvements		

**Description**

This project would replace the track and field turf in their 11th year of service which follows current standard practice.

**Justification**

Artificial turf and track will meet life expectancy in budget year

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance				1,060,000		1,060,000
<b>Total</b>				<b>1,060,000</b>		<b>1,060,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding				1,060,000		1,060,000
<b>Total</b>				<b>1,060,000</b>		<b>1,060,000</b>

**Budget Impact/Other**

This is a safety issue

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **BOE - 5**  
Project Name **Middle School Improvements**

Type Building construction/renovation Department Board of Education  
Useful Life Contact RON BIENKOWSKI, DIRECTO  
Category Buildings

### Description

Phase II 2021-22: This project consists of but is not limited to installation of an active ducted ventilation system, replacement of existing 1986 HVAC units and the addition of additional HVAC units in key areas, ie auditorium, cafeteria....

### Justification

Phase II 2021-22: The existing HVAC units are inefficient and nearing their usable life span. The ducted ventilation and additional HVAC units will greatly increase the indoor air quality in the facility.

Prior	Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
1,800,000	Construction/Maintenance				3,093,300		3,093,300
Total	Total				3,093,300		3,093,300

Prior	Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
1,800,000	Bonding				3,093,300		3,093,300
Total	Total				3,093,300		3,093,300

### Budget Impact/Other

This project will reduce repair/maintenance costs through new equipment warranty & life cycle of 20+ years. It will also meet current air quality codes. This project will also allow us to use natural gas which will reduce energy costs as well as reduce carbon monoxide emissions.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **BOE - 6**

Project Name **Reed - Install Gas Boiler / LED Lighting**

Type Equipment Purchases

Department Board of Education

Useful Life

Contact RON BIENKOWSKI, DIRECTO

Category Equipment

### Description

Install high efficiency gas boilers & LED lighting conversion.

### Justification

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance					2,000,000	2,000,000
<b>Total</b>					<b>2,000,000</b>	<b>2,000,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding					2,000,000	2,000,000
<b>Total</b>					<b>2,000,000</b>	<b>2,000,000</b>

### Budget Impact/Other



# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **EDC -1**  
 Project Name **Brownfield Remediation/Re-purposing - 7/28A Glen**

Type Land Improvements Department Economic Development  
 Useful Life Contact Christal Preszler, Deputy Dir, Eco  
 Category Land Improvements

### Description

Cleanup, oversight, assessment and activities related to the review, cleanup and reuse of town owned brownfield properties.

### Justification

Could potentially put land back onto the tax rolls or could make usable for community purposes. Would also eliminate a blighted area.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	200,000					200,000
<b>Total</b>	<b>200,000</b>					<b>200,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	200,000					200,000
<b>Total</b>	<b>200,000</b>					<b>200,000</b>

### Budget Impact/Other

Will improve the tax base.

- \$25,000 [28A Glen Road](#), cleanup, oversight and assessment/ removal of miscellaneous haz materials on site and other town owned properties.
- \$175,000 clean up and oversight of activities at [7 Glen Road](#) and other town owned properties.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project #	ETH - 1
Project Name	Edmond Town Hall Theater Renovations

Type	Building construction/renovation	Department	Edmond Town Hall
Useful Life	35	Contact	Margot S. Hall, Chairman
Category	Buildings		

Description
Repair aging and unsafe main theater components in order to safely host performances and improve revenue. See attached for more detail.

Justification
Movie revenue continues to decline, but live performances generate good revenue. The theater's main fire, safety and performing infrastructure is outdated and unsafe. In its current condition the theater cannot realize its full potential as a performing arts venue.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	252,000					252,000
<b>Total</b>	<b>252,000</b>					<b>252,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	252,000					252,000
<b>Total</b>	<b>252,000</b>					<b>252,000</b>

Budget Impact/Other

**Edmond Town Hall Theater Safety Project Detail (2019-20):**

New Rigging and Bars \$26,500

New Fire Curtain \$1500

Backdrop \$5,000

Black Tormentors \$10,000

New Fire Resistant Curtain \$13,000

New Lighting Rails

Fully Expanded Light Rail on Balcony

Alarmed Cage around Fire Wings on Roof

New Swag

Temporary staging for orchestra pit

Ramps for stage loading

Removable stage extension over orchestra pit

Lift for grand piano

New theatrical lights

Insulation and plastering of patched brickwork backstage

New Lighting in Dressing Rooms and Walkways

New Toilets and Sinks in Dressing Rooms

New lift

Repair of plaster in dressing rooms

Reduction of cage around lighting board

Proper positioning of curtain movement mechanism

Replace Ropes on Asbestos with steel guides

Add side wall lighting positions

Insulate sound transfer from below

Replace carpeting with fire resistant carpeting on both levels.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **ETH - 2**  
 Project Name **ETH Bathroom Handicap Access**

Type Building construction/renovation Department Edmond Town Hall  
 Useful Life Contact Margot S. Hall, Chairman  
 Category Buildings

### Description

To provide handicapped access to a men's and women's bathroom in Edmond Town Hall

### Justification

There is no handicapped access to bathrooms in Edmond Town Hall.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	50,000					50,000
<b>Total</b>	<b>50,000</b>					<b>50,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	50,000					50,000
<b>Total</b>	<b>50,000</b>					<b>50,000</b>

### Budget Impact/Other

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **ETH - 3**  
 Project Name **Edmond Town Hall Exterior Renovations**

Type Building construction/renovation Department Edmond Town Hall  
 Useful Life 35 Contact Margot S. Hall, Chairman  
 Category Buildings

### Description

Repair aging exterior building infrastructure which needs drainage repairs, roof repairs, brick repointing, stone work repairs, exterior lighting, etc. See attached for more detail.

### Justification

Public safety, responsible maintenance and continued revenue generation to help offset building maintenance costs. Currently, bricks are in danger of falling on people, steps are dangerous to walk on, roofs have outlived their useful life and rusted and rotted gutter pipes in walls are allowing water in to building when it rains. Floor has rotted on ground level and there is danger of mold forming due to water entry. In addition, the Police have advised us to replace external doors and locks and install alarm system because they are limited in how they can help otherwise.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		268,000				268,000
<b>Total</b>		<b>268,000</b>				<b>268,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		268,000				268,000
<b>Total</b>		<b>268,000</b>				<b>268,000</b>

### Budget Impact/Other

Annual maintenance contracts = \$3,000

Edmond Town Hall – Building Renovation Detail (2018/19):

Repainting of bricks on south and west side of building and install of chimney cap \$20,000

Repair of stone steps on front entry of building where sand has washed away \$13,000

Repair of 4 rotted in-wall cast-iron gutters \$24,000

Repair of four exterior doors that are insecure and not functional. \$20,000

Install burglar/alarm security system \$5,000

Replace flat roof which is more than 30 years old \$80,000

Repair slate roof on original building \$30,000

Repair floor on ground level where water has been entering through bad gutters \$2,000

Repair clock tower \$30,000

Repair stone steps on north side of building \$10,000

Restore and paint building dormers and trim \$12,000

Replace 8 old windows behind theater and on South side of theater 11,000

Repair non-functional exterior lighting \$6,000

Repair rusted, split, unsafe iron work \$5,000

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **ETH - 4**  
 Project Name **Edmond Town Hall - Parking Lot Improvements**

Type Land Improvements Department Edmond Town Hall  
 Useful Life 25 Contact Margot S. Hall, Chairman  
 Category Land Improvements

### Description

Repair current parking lot to provide safe, well-lighted space for parking and for additional events such as fundraisers, exhibitions, etc. Install lighting, cameras, Expand use by providing access to water and power. Provide pedestrian walkways and good signage. Increase handicapped parking, improve grading and paint lines, add space.

### Justification

Current parking lot has old patched pavement that is unsafe. There is more demand for use of the lot by Edmond Town Hall patrons as well as the patrons of the new businesses on Main Street. Many more seniors use the space because of Bridge Club and it is difficult to navigate the parking lot in its current state.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance				450,000		450,000
<b>Total</b>				<b>450,000</b>		<b>450,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding				450,000		450,000
<b>Total</b>				<b>450,000</b>		<b>450,000</b>

### Budget Impact/Other



# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project #	ETH - 5
Project Name	ETH Tenant Space and Elevator Renovations

Type	Building construction/renovation	Department	Edmond Town Hall
Useful Life		Contact	Margot S. Hall, Chairman
Category	Buildings		

### Description

(1) Repair and modernize tenant and day rental space to make it competitive with other spaces and facilities. Add ductless AC units, new flooring, adequate lighting and securit. See attached.

(2) Overhaul of elevator (the newest one) & repurposing of unusable (original) elevator to usable space.

### Justification

(1) To be able to continue receiving rental revenue that helps offset building maintenance costs. Also to provide spaces in the building that are consistent with the expectations of our community.

(2) Elevator has not had a major overhaul since its installation. This is major maintenance that ensures the continued use for ten more years. This is the only elevator.

The other elevator has been shuttered by the state of CT and is occupying space on each level that is sorely needed for maintenance of the building, specifically, janitorial closets with utility sink and store supply.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance					500,000	500,000
<b>Total</b>					<b>500,000</b>	<b>500,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding					500,000	500,000
<b>Total</b>					<b>500,000</b>	<b>500,000</b>

### Budget Impact/Other

**Edmond Town Hall Renovation of Tenant Space Detail (2021-22):**

Ductless AC units for all offices and meeting rooms \$150,000

New flooring for all offices

Sound baffles for Old Court Room

Individualized access to office through digital entry system

Resurfacing of Lower Meeting Room and Meeting Room 2 to Reduce Basement Feel

Central AC for hallways

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **ECC - 1**  
Project Name **Radio System Upgrade**

Type **Equipment Purchases** Department **Emergency Comm Ctr**  
Useful Life  Contact **Maureen Will, ECC Director**  
Category **Equipment**

### Description

The radio console and many components of the radio system will go out of support at the end of 2018. The console will continue to function however repair will be more and more difficult to do and at some point it will NOT be repairable this end of support includes items that make up the radio system and the console.

The town needs to begin the process of budgeting at a minimum of 1.3 million dollars for a radio system upgrade. If we continue to dispatch from 3 Main street the console will need to be replaced – the cost for this is about \$475K additional. The equipment is the life line to all the responders in our community – Police / Fire and EMS. I have maintained the system to the best of my ability with funding and grants. It has been well over ten (10) years since the radio system was installed and it is time for it to be upgraded

### Justification

Equipment have reached their useful life

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Equip/Vehicles/Furnishings			1,775,000			1,775,000
<b>Total</b>			<b>1,775,000</b>			<b>1,775,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding			1,775,000			1,775,000
<b>Total</b>			<b>1,775,000</b>			<b>1,775,000</b>

### Budget Impact/Other

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **FHA-1**  
 Project Name **FHA Building Remediation / Demolition / Renovation**

Type Building construction/renovation Department FHA  
 Useful Life Contact Ross Carley, FHA  
 Category Land Improvements

### Description

The overall Fairfield Hills Authority goal for Fairfield Hills is to clean up the property, provide a safe and enjoyable destination for all the people of Newtown. These requests work to accomplish these goals through building remediation, demolition and renovations as well as site infrastructure improvements.

### Justification

The remediation, removal and reclamation of former State hospital buildings that have been identified as beyond restoration is the next phase of the campus master plan. The buildings continue to deteriorate and are a risk to adjoining properties, personnel and the public. Demolition prepares the vacant land to be incorporated into the master plan.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000		2,000,000	2,000,000	2,000,000	10,000,000
<b>Total</b>	<b>4,000,000</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>10,000,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000		2,000,000	2,000,000	2,000,000	10,000,000
<b>Total</b>	<b>4,000,000</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>10,000,000</b>

### Budget Impact/Other

There will be additional lawn maintenance costs. Cost TBD.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **LIB-1**  
Project Name **Library Renovations / Replacements / Upgrades**

Type Building construction/renovation Department Library  
Useful Life Contact Robert Geckle, President  
Category Buildings

### Description

- (1) Furnish and install replacement skylights located in the existing slate roof of the original building and other roof and flashing repairs as required.
- (2) Upgrade HVAC system.
- (3) Furnish and install new carpet in the meeting room.
- (4) Upgrade the existing mens & ladies room adjacent to the meeting room, including lighting, plumbing fixtures & finishes plus ADA compliance.
- (5) Upgrade the existing server, switch, and telephone with the current equipment and technology.
- (6) Long range space planning & development phase II, including staff security, childrens room, meeting room and flexible space.
- (7) Partial replacement of existing furniture where required.

### Justification

- (1) Existing glass paneled, wood framed skylights located in the original section of the library has not been maintained and it is feared structurally unsound.
- (2) HVAC system needs upgrading due to age.
- (3) The existing carpet in the meeting room is really worn from the continuous use of the room for events. The carpet also withstood two flood events in the past three years.
- (4) The existing rest room lights and plumbing fixtures are not efficient and need replacing. This project would also update the finishes in both rooms.
- (5) With technology consistently changing it is imperative that the library remain current on how it's patrons gather information and also expand the efficiency of the library's operating equipment and systems.
- (6) Second phase of the implementation of the long range planning goals and direction and reconstruction of the space in specific departments and areas of the library.
- (7) Most of the interior furniture ranges in age from 20 to 85 years and should be replaced for both the safety and comfort of patrons. Upholstered pieces need to be sturdy commercial grade and ADA compliant.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	350,000					350,000
<b>Total</b>	<b>350,000</b>					<b>350,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	350,000					350,000
<b>Total</b>	<b>350,000</b>					<b>350,000</b>

### Budget Impact/Other

Maintenance and energy costs will be reduced. Exact amounts will be determined in subsequent years.  
Organize and revise space to better serve community needs and improve security.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **LIB-2**  
 Project Name **Library Renovations / Replacements / Upgrades**

Type Building construction/renovation Department Library  
 Useful Life Contact Robert Geckle, President  
 Category Buildings

### Description

- (1) Boiler and heat exchanger replacement.
- (2) Long range planning and development phase III; including ADA access, self service kiosks, etc. Reconstruct, realign and retrofit the library's respective departments and study areas, established through long term planning.

### Justification

- (1) HVAC system was refurbished in 1997 when the rear building was erected. Without having a chemical treated water system the heating & cooling system piping and equipment have valves and controls that fail. The new system will lower utility costs by 15 - 20 %.
- (2) Through the extensive studies done in the long term planning done by the library this will keep the library an essential part of the community's culture.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		350,000				350,000
<b>Total</b>		<b>350,000</b>				<b>350,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		350,000				350,000
<b>Total</b>		<b>350,000</b>				<b>350,000</b>

### Budget Impact/Other

Lower utility costs. Ensure reliable HVAC performance. Organize and revise space to better serve community and improve security and access.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **LIB-3**  
 Project Name **Library Renovations / Replacements / Upgrades**

Type Building construction/renovation Department Library  
 Useful Life Contact Robert Geckle, President  
 Category Buildings

### Description

- (1) Replacement of the existing slate shingled roof of the original building. The project would also include replacing the gutters, downspouts and flashing as needed.
- (2) Replace the existing heating and cooling perimeter fan coil units throughout the rear building which was built in 1997.
- (3) Replace the existing cooling plant chambers and heat exchanger (entire assembly). Reuse the existing chiller pumps and controls, previously replaced through an earlier CIP project.
- (4) Long range space planning and development phase IV; including engineering services, building access improvements.

### Justification

- (1) The existing slate roof, flashing, gutters and downspouts are original to the structure. This request has been included in every CIP submission since 2012.
- (2) The existing fan coil units are beginning to fail due to internal clogging of the operating valves and sediment build up in the control valves and heating/cooling coils.
- (3) While replacement of the chiller pumps and controls were addressed, the chilled water tower (plant) is original to the building built in 1997. The cooling coils, piping and mechanical valves have been maintained regularly but preventative maintenance on this equipment has increased with valves and controls failing more frequently.
- (4) Through extensive long range planning, necessary space changes to maintain library service to the community.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance			350,000			350,000
<b>Total</b>			<b>350,000</b>			<b>350,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding			350,000			350,000
<b>Total</b>			<b>350,000</b>			<b>350,000</b>

### Budget Impact/Other

- (1) Reduce maintenance and operating costs; ensure reliable HVAC performance.
- (2) Organize space to provide improved community access.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **LIB-4**  
 Project Name **Library Renovations / Replacements / Upgrades**

Type Building construction/renovation Department Library  
 Useful Life Contact Robert Geckle, President  
 Category Buildings

### Description

- (1) Building upgrades, including but not limited to carpeting, tile, bathrooms and signage, ADA compliance.
- (2) Refresh workstations to current technology.
- (3) Long range planning development phase V; including study rooms and flexible meeting space.

### Justification

- (1) Replace and repair carpeting and tile in restrooms that have been in service over 15 years.
- (2) Replace obsolete public and staff workstations on a scheduled basis.
- (3) Through extensive long range planning - space changes are needed to maintain library services to the community.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance				300,000		300,000
<b>Total</b>				<b>300,000</b>		<b>300,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding				300,000		300,000
<b>Total</b>				<b>300,000</b>		<b>300,000</b>

### Budget Impact/Other

Normal maintenance capital; ADA compliance.  
 Scheduled technology upgrades  
 Long range planning and development phase V including study rooms and flexible meeting space.



**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project # **LIB-5**  
 Project Name **Library Renovations / Replacements / Upgrades**

Type Building construction/renovation Department Library  
 Useful Life Contact Robert Geckle, President  
 Category Buildings

**Description**

- (1) Upgrades included but not limited to driveways, sidewalks and carpet and flooring replacements.  
 (2) Long range planning and development phase VI; including flexible space and solarium.

**Justification**

- (1) Upgrades are repair and replace items that are 20 to 40 years in service.  
 (2) Through extensive long range planning necessary space changes to maintain library service to the community.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance					250,000	250,000
<b>Total</b>					<b>250,000</b>	<b>250,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding					250,000	250,000
<b>Total</b>					<b>250,000</b>	<b>250,000</b>

**Budget Impact/Other**

Normal maintenance capital; patron and staff safety.  
 Organize space to better serve community needs.

	18/19	19/20	20/21	21/22	22/23
<b><u>Maintenance Capex</u></b>					
Roof/flashing/skylight/etc	X		X		
Windows	X				
HVAC upgrades/replacements	X	X	X		
Carpet/tile replacements	X				X
Restrooms/ADA	X			X	
Network & technology	X	X		X	
Furniture	X		X		X
Driveway/sidewalks					X
<b><u>Strategic Space Actions</u></b>					
Building security	x	x			
Engineering services	x		x		
Improve entry to upper floors		x			
Improve rear entrance/ADA access		x			
Childrens Room improvements	x				
Self-service		x			
Meeting Room kitchen	x				
Sound booth/Business incubator		x			
Front entrance			x		
Study rooms/Flexible space	x			x	
Solarium					x

## C.H. Booth Library

### 2018-19 to 2022-23 CIP

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project #	P & R - 1				
Project Name	Eichler's Cove Improvements (phase 2 of 2)				
Type	Park Improvements		Department	Parks & Recreation	
Useful Life	20		Contact	AMY MANGOLD, DIRECTOR	
Category	Buildings				

### Description

A bathhouse to provide showers, changing facilities, sinks & toilets.

(in 2015-16 parking and driveway improvements along with pavillion addition and septic reserve were accomplished)

### Justification

Currently there are no bathrooms at Eichler's cove. Patrons who pay to use the facility or rent a boat slip use portable bathrooms. There is no changing area, sinks, showers or toilets other than temporary.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	400,000					400,000
<b>Total</b>	<b>400,000</b>					<b>400,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	200,000					200,000
Other	200,000					200,000
<b>Total</b>	<b>400,000</b>					<b>400,000</b>

### Budget Impact/Other

NO IMPACT ON THE GENERAL FUND OPERATING BUDGET. ADDITIONAL OPERATING ITEMS SUCH AS UTILITIES AND SALARIES WILL BE FUNDED BY THE EICHLER'S COVE SPECIAL REVENUE FUND.





# **EICHLER'S COVE PARK** PARKING EXPANSION AND ENCHANCEMENT PLAN DECEMBER 3,2010



**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project # **P & R - 2**  
 Project Name **Tilson Artificial Turf Replacement**

Type Park Improvements Department Parks & Recreation  
 Useful Life Contact AMY MANGOLD, DIRECTOR  
 Category Unassigned

**Description**

Replace artificial turf at Tilson.

**Justification**

Turf has reached its usefull life

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

**Budget Impact/Other**

Reduced maintenance costs

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **P & R - 3**  
 Project Name **Dickinson Park Pavilion Replacement**

Type Building construction/renovation      Department Parks & Recreation  
 Useful Life 50      Contact AMY MANGOLD, DIRECTOR  
 Category Buildings

### Description

Replace 50 year old pavilion that has served its useful life span.

### Justification

Existing structure has become dilapidated and dry rotted. Replacement pavilion will consist of modern materials to insure another long lasting structure. Reconfigure footprint and landscape enhancement to better serve the needs of the community including a porous paver plaza which is ADA compliant. Facility infrastructure will be updated: Lighting, PA system, plumbing, electrical and security.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		450,000				450,000
<b>Total</b>		<b>450,000</b>				<b>450,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		450,000				450,000
<b>Total</b>		<b>450,000</b>				<b>450,000</b>

### Budget Impact/Other

Reduced maintenance costs

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **P & R - 4**  
 Project Name **Fairfield Hills Pickleball Courts**

Type Building construction/renovation Department Parks & Recreation  
 Useful Life Contact AMY MANGOLD, DIRECTOR  
 Category Buildings

### Description

Pickleball is one of the fastest most popular growing sports in the country. It is a great sport for multi-generations. A goal is to offer more active programming for the aging population and pickleball is one that seniors and residents of all ages can enjoy.

Plan is for four courts:

4 courts - \$240,000

Site development (landscaping) - \$40,000

Lighting - \$140,000

These costs are based on the construction of the new Treadwell courts with post tension concrete slabs. Courts built with post tension as opposed to asphalt will last 25-30 years. They will need to be recoated every 7-8 years.

### Justification

Pickleball programs and the current court at Treadwell are filling to full capacity on a regular basis. The current single court at Treadwell Park and the temporary courts at Fairfield Hills have become popular and very busy.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance				420,000		420,000
<b>Total</b>				<b>420,000</b>		<b>420,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding				420,000		420,000
<b>Total</b>				<b>420,000</b>		<b>420,000</b>

### Budget Impact/Other

Increase in the Building Maintenance department budget.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project # **P & R - 5**  
 Project Name **Maintenance Yard Improvements**

Type Unassigned Department Parks & Recreation  
 Useful Life Contact AMY MANGOLD, DIRECTOR  
 Category Infrastructure

**Description**

To renovate and make improvements to the back lot of the Maintenance facility on Trades Lane. This project will include but is not limited to repairing drainage and paving for employee trucks and personal vehicle parking.. Creating storage bins for yard materials and to renovate and improve fencing and lighting for safety and security.

**Justification**

Currently there are many drainage issues tied to this lot and the campus that need to be addressed from reconfigured from this area. There is no employee parking in the back lot and employees currently park at the Reed School. The materials for fields and landscaping have no defined outside storage areas and need containment. Improved fencing and lighting need to be improved for safety and security of employees, vehicles and materials for theft and vandalism.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance					670,000	670,000
<b>Total</b>					<b>670,000</b>	<b>670,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding					670,000	670,000
<b>Total</b>					<b>670,000</b>	<b>670,000</b>

**Budget Impact/Other**



### **Cost detail for rear yard improvements of Parks and Recreation Maintenance Facility**

- Remove remnants of dilapidated greenhouse and dispose of properly based on testing \$75,000
  - Cost would cover cold storage structure if grant removes greenhouse prior
- Excavate and grub rear lot to delineate safe work space, employee parking, plow storage, trailer storage and Town vehicle parking \$60,000
- Pave entire front and rear parking lot, including safe employee parking area away from work zones. This includes catch basins and drainage. ( Based on asphalt tonnage costs, aggregate cost, and average price per square foot installation costs) \$122,500
- Engineering and site borings \$20,000
- Loading dock repairs and renovations. (Based on price of loading dock plates, bumpers, and concrete repair of existing rear ramp.) \$16,000
- Replace failed gutter drains under parking lot (Gutters were replaced under roofing project) with applicable drainage to remove water from building surrounds. This will include piping building surrounds, trench drainage in front of garage doors, as well as tie in to existing storm water basins. ( Based on linear footage of pipe, fittings and excavation services for building perimeter) \$22,000
- Install trees and shrubs suitable for screening and erosion control purposes along road, as well as planting sediment detention areas at drainage points. \$10,000
- Build 4 bay covered concrete material bins for commonly used materials. ( Based on State Contract Concrete costs and 7 days contracted labor) \$58,000
- Install wash water recycler as required for daily equipment washing \$85,000
- Install pad and hook up mothballed SHS generator \$22,000
- Install pad and fenced dumpster enclosure for garbage and recycling \$7500
- Install required site and security lighting (6 poles at \$2000 each) \$12,000
- Install outdoor pallet lift at parking lot basement access bilco drop, including new doors \$65,000
- Install split 5000 gallon gas/diesel tanks with integration to public works fuel system. \$95,000

All costs based on square foot or linear foot pricing, professional estimates, tonnage pricing, State Contract pricing and/or similar scope local projects as of 2017

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **Pol -1**  
Project Name **Police Facility**

Type Building construction/renovation Department Police  
Useful Life 50 Contact CHIEF JAMES VIADERO  
Category Buildings

### Description

A comprehensive space needs study was completed and it determined that the police facility at 3 Main St. was inadequate. The current facility no longer fulfills the day to day needs of policing functions for the Town of Newtown. Initial design amount was approved in 2017-18 and is in process.

### Justification

The Police facility, built in 1981, was based upon projections that we have far exceeded. The growth of the community and police personnel have made the current facility overcrowded, outdated and inadequate for a modern and professional police agency. The planning of this project started in 2002 with numerous CIP requests for improvements. A comprehensive Space Needs Study and Site Evaluation of 3 Main Street was completed. Monies will be needed to professionally design the building.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		8,000,000	5,000,000			13,000,000
<b>Total</b>		<b>8,000,000</b>	<b>5,000,000</b>			<b>13,000,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		8,000,000	5,000,000			13,000,000
<b>Total</b>		<b>8,000,000</b>	<b>5,000,000</b>			<b>13,000,000</b>

### Budget Impact/Other

Detailed operational budget impact will be determined closer to project start date.

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **PW - 1**  
Project Name **Capital Road Program**

Type Road Improvements Department Public Works  
Useful Life Contact FRED HURLEY, DIRECTOR O  
Category Infrastructure

### Description

Complete reconstruction of aging roads per the current capital road plan.

See next pages for a list of planned road reconstruction for 2018-19.

### Justification

Public safety

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	3,000,000	2,250,000	2,500,000	2,750,000	3,000,000	13,500,000
<b>Total</b>	<b>3,000,000</b>	<b>2,250,000</b>	<b>2,500,000</b>	<b>2,750,000</b>	<b>3,000,000</b>	<b>13,500,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	1,000,000					1,000,000
General Fund	2,000,000	2,250,000	2,500,000	2,750,000	3,000,000	12,500,000
<b>Total</b>	<b>3,000,000</b>	<b>2,250,000</b>	<b>2,500,000</b>	<b>2,750,000</b>	<b>3,000,000</b>	<b>13,500,000</b>

### Budget Impact/Other

The budget impact is that the road maintenance costs will be stable. The roads that are improved or replaced cost less to maintain, the roads we don't improve or replace cost more to maintain. So the recommended amounts we invest into roads enable us to have stable maintenance costs.

During the 2014-15 budget process it was understood that the capital road program budget amount would be increased incrementally so that \$2,000,000 would be reached by the 2017-18 fiscal year. This was delayed by one year. This plan increases that amount further so that by 2020-21 it will reach \$2,500,000. This will depend on additional economic activity.

**NEWTOWN PUBLIC WORKS  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2018 – 2019**

**2018 – 2019  
Capital Road**

Birch Hill Road	\$195,000
Brushy Hill Road	\$105,000
Commerce Road	\$95,000
High Bridge Road	\$145,000
High Rock Road	\$165,000
Hundred Acres Road	\$215,000
Keatings Farm	\$100,000
Lakeview Terrace	\$100,000
Mile Hill South	\$200,000
Monitor Hill road	\$153,000
Mt. Nebo Road	\$250,000
Old Farm Hill Road	\$100,000
Old Hawleyville Road	\$108,000
Parmalee Hill Road	\$150,000
Pebble Road	\$255,000
Pond Brook Road	\$210,000
School House Hill	\$54,000
Sunnyview Terrace	\$95,000
Yearling Road	\$105,000
Guide Rail	\$200,000

**Total Capital Road   \$3,000,000**

# Capital Improvement Plan

## Town of Newtown, Connecticut

'18/'19 thru '22/'23

Project # **PW - 2**  
 Project Name **Bridge Replacement Program**

Type Road Improvements Department Public Works  
 Useful Life Contact FRED HURLEY, DIRECTOR O  
 Category Infrastructure

### Description

Bridge replacement program planned replacements:

See attached

Priorities may and can change in the bridge program.

### Justification

Public safety

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance	400,000	400,000	400,000	400,000	400,000	2,000,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>2,000,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	400,000	400,000	400,000	400,000	400,000	2,000,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>2,000,000</b>

### Budget Impact/Other

The budget impact of replacing a bridge (at the right time) is that we avoid large maintenance costs.

BRIDGE PROGRAM  
2018-2019

Brushy Hill Road  
Meadowbrook Road  
Jacklin Road  
Old Hawleyville Road #2  
Bennetts Bridge Road  
Farrell Road  
Pond Brook Road  
Echo Valley  
Borough Lane  
Huntingtown Road #2  
Deep Brook Road  
Country Club Road  
Head O'Meadow Road

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'18/'19 thru '22/'23

Project #	FS - 1
Project Name	Sandy Hook Permanent Memorial

Type	Building construction/renovation	Department	S.H. Permanent Memorial Comm
Useful Life		Contact	
Category	Unassigned		

<b>Description</b>
A place holder for the Sandy Hook Permanent Memorial

<b>Justification</b>

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	250,000					250,000
<b>Total</b>	<b>250,000</b>					<b>250,000</b>

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	250,000					250,000
<b>Total</b>	<b>250,000</b>					<b>250,000</b>

<b>Budget Impact/Other</b>

**TOWN OF NEWTOWN 2018-2019 CIP - FORECASTED PROJECT AMOUNTS - DEBT LIMIT CALCULATION**

10/23/2017	46
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TOWN OF NEWTOWN  
2018 - 19 TO 2022-23 CIP EFFECT ON FUTURE DEBT SERVICE

