

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

The Board of Selectmen held a regular meeting Monday, August 20, 2018, in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Rosenthal called the meeting to order at 7:30p.m.

This meeting was held as a joint meeting with the Board of Finance and the Legislative Council.

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

ALSO PRESENT: Finance Director Robert Tait, Board of Finance: Jim Gaston, Sandy Roussas, Steve Hinden, Keith Alexander, Mark Boland, Legislative Council: Paul Lundquist, Chris Eide, Chris Smith, Dan Wiedemann, Ryan Knapp, Jay Mattegat, Dan Honan, Jordana Bloom, PD: Police Chief Viadero, Capt. Vanghele, Lt. Kullgren, Lt. Robinson, Joel Faxon, Scott Cicciari, Joan Plouffe, Bob Mitchell of Public Building and Site, Allen Adriani of Sustainable Energy, Kaestle Boos: Chuck Boos, Todd Costa, architect and public safety design specialist, Eric Rossi, landscape architect and site planner, five members of the public and two members of the press.

VOTER COMMENTS: none.

ACCEPTANCE OF THE MINUTES: Selectman Crick Owen moved to accept the minutes of the regular meeting of 08/06/18. Selectman Capeci seconded. All in favor.

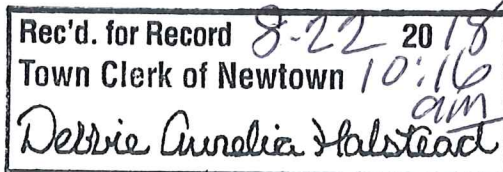
COMMUNICATIONS: First Selectman Rosenthal reported the meetings are now live streamed and asked that anyone speaking use a microphone. The disaster declaration from Washington will allow for reimbursement for municipal expenses related to storm clean up. The individual home owner piece is still being evaluated; there is no declaration on that yet.

FINANCE DIRECTORS REPORT: none.

NEW BUSINESS

Discussion and possible action:

- 1. Kaestle Boos presentation re: Newtown Police Department:** First Selectman Rosenthal said in order to get the project on the ballot all public actions have to be completed by Sept. 6. Chief Viadero thanked everyone for coming to the meeting. He discussed the inadequacies in the current police department on Main Street (att.) including insufficient parking, sally port and prisoner processing areas. The current building is 8,000 sq. ft. and very small for the number of officers and civilian staff. The proposed new building is approximately 25,000 sq. ft. First Selectman Rosenthal stated the Plan of Conservation and Development noted the current facility as inadequate in 2001. A space needs assessment was completed in 2008. Mr. Costa said the initial assessment included operations, functions and spaces compared to a department of this size. Key elements of the proposed building include a dual sally port, a safe, secure and separate processing area and prisoner release. There is potential for a 7,000 sq. ft. outbuilding. Mr. Boos said the facility at 191 S. Main Street is suitable for re-use and can be totally



renovated with a small addition. The site will be renovated to suit the new building functions. The schedule can be abbreviated by five months because renovation can begin immediately after bids are in. Utilities, including electric, septic and city water are in place already. The existing parking and entryways can be reused. Mr. Faxon spoke on behalf of the Police Commission saying all five members are in full support of the proposed project

Q&A:

Chris Smith asked about the outbuilding, acreage and savings. The department felt they could forgo an outbuilding at this point and potentially look to it, at a later time, as an additional vehicle processing bay or a potential training range. Acreage is just under 12 acres. Hard cost savings: existing steel, masonry, utilities, sanitary, water and driveway cuts all create efficiencies.

Jordana Bloom asked why construction would begin in June if it passed referendum in November. The process begins with schematic design, continues to construction documents and goes to bid which takes that amount of time to complete.

Selectman Capeci asked how much time it takes to produce bid documents to get a better idea of renovation costs. June is a hard number from a contractor, starting from November; seven to eight months is the right timeframe. Mr. Capeci voiced concern about the adequacies of the proposed numbers. Kaestle Boos uses a professional estimator who uses hard bid numbers she receives regularly to be able to anticipate the correct escalation. This is built into the construction manager cost; escalating to an anticipated bid date of June. There is a 5% owner's contingency. There is a two month period of going through enhanced schematics with the construction manager, working together to get a handle on costs with appropriate contingency. The budget is constantly being refined shrinking the contingency to an appropriate level. Based on work done throughout New England Mr. Boos is confident in the estimator's number. Value engineering is done in conjunction with the owner.

Mr. Mitchell stated Public Building and Site has been tracking this project and has been though all the numbers. He is very confident in the numbers. Mr. Mitchell had another cost estimator check Kaestle Boos estimation and he validated the numbers.

Mr. Rosenthal noted that he signed off on an advanced environmental assessment; the appraisal is underway and should be complete in time for the Legislative Council action. Planning and Zoning approved the 8-24 referral from the Board of Selectmen.

Ryan Knapp asked if any consideration was given relative to regionalization. Chief Viadero said that although there is opportunity to regionalize there is no supplemental state funding. There is enough room to add stations if there is a need to build it out. If dispatch was housed elsewhere the facility would still need a place for officers to address people walking in when the records department is closed. The facility is not being over built and allows for expansion. Mr. Knapp asked about the façade and was told it is not a wood façade. Mr. Knapp referred to the Legislative action on the acquisition asking if there would need to be two referendums as the estimated property purchase is \$1.6 million, which exceeds the \$1.5million threshold. First

Selectman Rosenthal and Mr. Tait agreed that Robinson & Cole (bonding counsel) reviewed the charter and the process and are satisfied that there be one question on the ballot, \$14.8 million for the entire project, including land purchase. Selectman Capeci suggested changing the resolution language.

Steve Hinden asked if the current police department was originally built as a police department. It was a tractor dealership and repurposed as a police department. The population and the police force have nearly doubled since. Mr. Hinden asked if there is a lower cost alternative and if there were plans to repurpose the current police department. Other sites were considered; this is the lowest cost option to be able to deliver the services. The space needs study shows a number of spaces that were deleted during negotiations with the department in order to save money. The best use for the current department will be explored.

Paul Lundquist asked how often estimations are lower vs. higher after design work is complete. Mr. Costa said that estimator is conservative, trying to account for everything and they do their due diligence to make sure they are designing to that budget. Mr. Boos said unknowns increase budgets. In this case there are fewer unknowns. The rock ledge may be an advantage, not having to build a retaining wall due to topography. Referring to the phase one environmental study, without surveys and detailed work being done and based on experience Mr. Boos reported that the building does not look like it is a nightmare.

Chris Eide asked about the bonding schedule. Sandy Roussas asked if the slated 2020 project completion will throw the debt service off kilter. Mr. Tait said he will keep to the debt service schedule. Cash can be taken from fund balance or take from a short term note.

Dan Wiedemann asked about contingency. There is a construction contingency and a construction manager contingency.

Judit DeStefano asked about energy efficiencies. Mr. Boos said the building will be a high efficiency, high performance building with a new roof and new insulation. The degree of hardening will be discussed and meet the departments requirements.

Allen Adriani talked about a net zero building in Cincinnati which does not use any energy but produces energy. Mr. Boos said a net zero building is not budgeted but the building will exceed state standards.

Jim Gaston asked about the advantages or disadvantages to being on a main thoroughfare and asked about the Community Center Room. Chief Viadero said that the officers are deployed to sectors during the day and not responding from the police department. He feels comfortable with being on a main thoroughfare, it sits a bit elevated and it's close to the Department of Public Works for fueling. The department host events, mandated training, the police academy, explorers and the monthly Police Commission meetings; it is a multipurpose room. It can be used as an alternate EOC (Emergency Operation Center).

2. Resolution Amending the 2018-2019 TO 2022-2023 Capital Improvement Plan (CIP):

Selectman Capeci stated according to the CIP regulations it is, per section 310(2), the prerogative of the Board of Finance to amend the CIP. Mr. Tait said it's an act of caution, having it go through the Board of Selectmen, Board of Finance and Legislative Council. It is on the Board of Finance agenda for 8/21/18. The bond counsel said it could be done concurrently. All monies are currently in the CIP. Amending the CIP at the Selectmen level is a recommendation to the Board of Finance who will recommend to the Legislative Council. Selectmen Capeci said the Legislative Council doesn't have a role. First Selectman Rosenthal suggested the public interest is served by having this go through the process, for a finer point. Selectman Crick Owen made a motion to amend the 2018-19 TO 2022-23 Capital Improvement Plan (CIP) as follows: In year 2018-19 the project titled "Building/Land Purchase/Remediation/Demolition/Infrastructure" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the department changed from FFH to Police. In year 2019-20 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount be changed from \$8,000,000 to \$6,800,000. And in year 2020-21 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount changed from \$5,000,000 to \$4,000,000. (att.) Selectman Capeci seconded. Selectman Capeci is concerned about taking money from Fairfield Hills and asked if the Economic Development Commission might want more money for Fairfield Hills. First Selectman Rosenthal said the \$4,000,000 was in the CIP to create a blank canvas for a police station at Fairfield Hills. Through the CIP process language was changed to conform to review alternative sites for the proposed police department. The police department is a priority that takes precedence over other things in the short term. All in favor.

3. Resolution: Selectman Crick Owen moved the resolution: Resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$14,800,000 FOR THE ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23) AND AUTHORIZING THE ISSUANCE OF \$14,800,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE and further moved to waive the reading of the resolution in its entirety. Selectman Capeci seconded. Selectman Capeci doesn't agree that the resolution reflects the current CIP language. First Selectman Rosenthal hopes that this joint meeting helps to shed light on the project, though the questions and answers. The department and Police Commission have worked very hard to get the project this far. There is an opportunity to continue to education the public. Selectman Capeci said he supports the project but feels it is compressed into a timeframe that does not fit into the process. He feels that the resolution is not clean as the Board of Finance has not acted to amend the CIP yet. First Selectman Rosenthal appreciates process, the bond counsel did look at the CIP and he feels the public is being served in terms of how transparent the process has been. Motion passed 2-1 (Yes: Rosenthal & Crick Owen), (No: Capeci).

4. Appointments/Reappointments/Vacancies/Openings: Selectman Crick Owen moved the appointment of Michael Santora (D) to the Conservation Commission to fill a vacancy to expire 12/31/19. Selectman Capeci seconded. All in favor. Selectman Capeci moved the appointment of Tom Long (R) to the C.H. Booth Library Board of Trustees for a term to expire 07/01/22. Selectman Crick Owen seconded. All in favor. Selectman Crick Owen moved the appointment

of Richard Johnson (U), to the Lake Lillinonah Authority to fill a vacancy to expire 01/06/20.
Selectman Capeci seconded. All in favor. First Selectman Rosenthal noted Lynn Covill was also interested in the library opening and her name will be kept on file for consideration should there be any future vacancies. Also, there is a position open to any voter on the Fairfield Hills Authority. Selectman Capeci said that 45 days is not enough time for the nominating committees to vet and recommend candidates.

5. Driveway Bond Release/Extension: none.

6. Tax Refunds: Selectman Crick Owen moved the August 2018 Tax Refunds, Refund 2, 2018/19 in the amount of \$14,523.06. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

ADJOURNMENT: Having no further business the regular Board of Selectmen meeting adjourned at 9:30p.m.

Att: Kaestle Boos Police Station presentation, Aug. 20, 2018; CIP amendment resolution and all back up documentation; \$14,800,000 resolution and excerpts from meeting.

Sue Marcinek, Clerk



New NEWTOWN POLICE STATION



Newtown, CT ♦ August 20, 2018

KAESTLE BOOS
associates, inc

Parking - Front

KAESTLE BOOS
associates, inc

- Insufficient parking for staff, department vehicles and visitors
- No secure parking for department vehicles



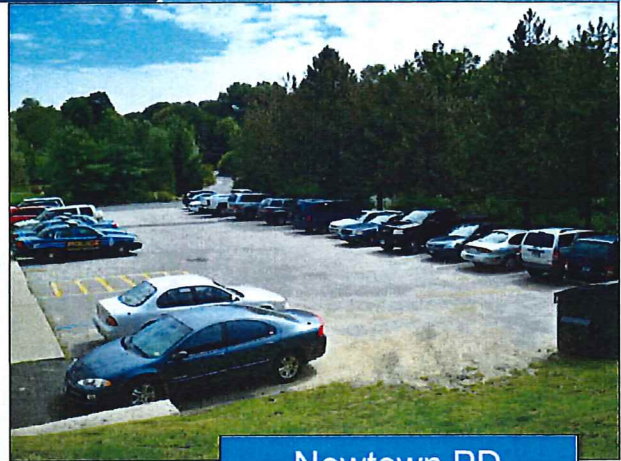
Newtown PD



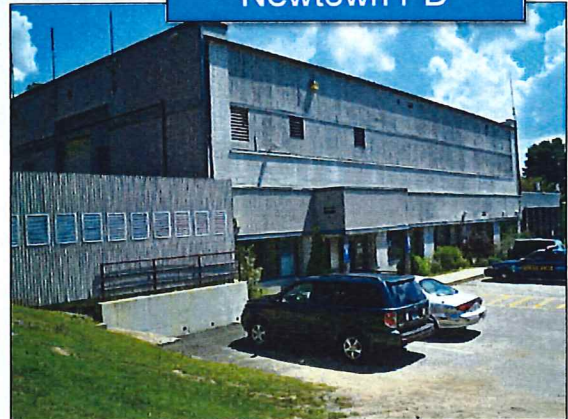
Parking - Rear

KAESTLE BOOS
associates, inc

- Inadequate parking for staff, department and visitor vehicles
- No covered parking for department vehicles
- No secure parking for department or staff vehicles
- Parking shared by three town departments



Newtown PD



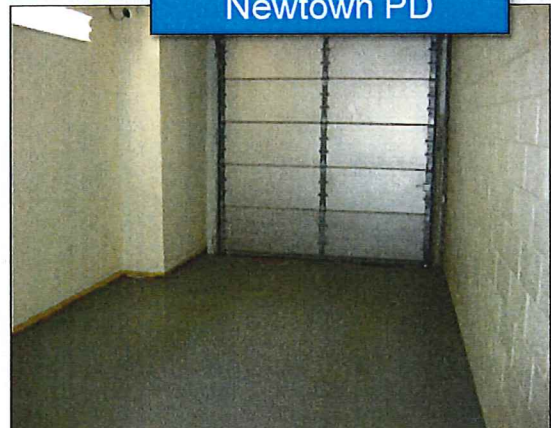
Sally Port

KAESTLE BOOS
associates, inc

- Only one secure door creating a security risk
- Processing of only one prisoner at one time
- Insufficient area to extract non-compliant prisoners
- Minimal area for backing out of patrol vehicles
- 12' x 20' garage



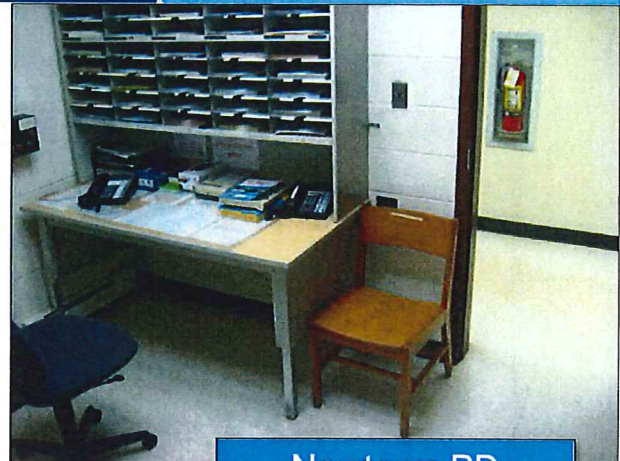
Newtown PD



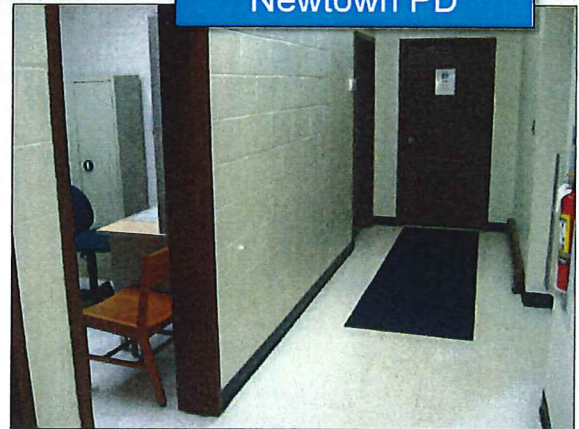
Prisoner Processing Area 1

KAESTLE BOOS
associates, inc

- Small confined space, booking area separated from secondary processing and intox area
- No fire suppression system
- A 7 x 10' room



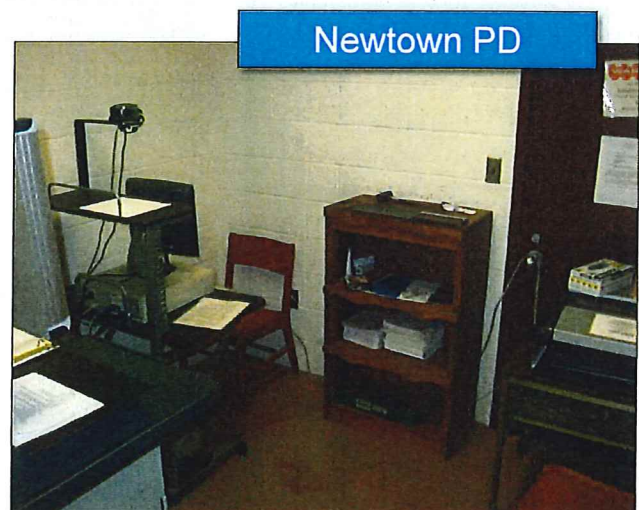
Newtown PD



Prisoner Processing Area 2

KAESTLE BOOS
associates, inc

- Two separate processing areas
- Cluttered environment creating officer safety concerns
- No visitor / attorney visiting area
- Unsecured furniture and equipment
- Indirect access to civilian employees
- 7 1/2' x 10' processing area



Newtown PD

Newtown, Connecticut
Police Facility
Space Needs Assessment
April 16, 2018

KAESTLE BOOS
associates, inc

Area/Room Title	Rm. Type	Occ	No of Rms	Rm Area	Subtotal	Total	Comments
Building Services							
Decon Laundry	6.5	0	1	80 sf	80 sf		by Sally port
Mechanical Room	0	1	1	300 sf	300 sf		
Sprinkler Equipment	6.8	0	1	150 sf	150 sf		
Electrical Room	6.9	0	1	200 sf	200 sf		
Emergency Electrical Room	6.5	0	1	80 sf	80 sf		
Emergency Generator	0	0	0	500 sf	0 sf		outside
Air Handling Equipment	0	1	1	750 sf	750 sf		
Building Services Total:						1560 sf	
Net to Gross Adjustment							
Total Net Area						19,196 sf	
Net to Gross Adjustment (Net Area x 0.35)						6,719 sf	
Gross Area Total:						25,915 sf	
Auxiliary Structures							
Outbuilding Training Facility							
Firing Range	12.4	0	5	900 sf	4500 sf		
Control Room	4.1	1	1	120 sf	120 sf		
Weapons Cleaning	6.3	5	1	200 sf	200 sf		
Range Supplies Storage	6.4	1	1	60 sf	60 sf		
Custodial Closets	6.2	0	1	25 sf	25 sf		
Equipment Storage	6.4	0	1	60 sf	60 sf		
Vehicle Storage						1920 sf	1920 sf
Outbuilding Training Facility Total:						6,885 sf	Storage for Command Truck, 2 speed trailers, 2 motorcycles, Possible ATV w/ Trailer.

Kaestle Boos Associates, Inc. - Public Safety Facility Planners

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August 20, 2018

- Assessment of Existing Facility & Operations
- Updated Space Needs for Modern Police Facility
- Final Results

Newtown, Connecticut
Police Facility
Space Needs Assessment
April 16, 2018

KAESTLE BOOS
associates, inc

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Kaestle Boos Associates, Inc. - Public Safety Facility Planners

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August 20, 2018

SITE:

- Corner Lot with easy access to **Ethan Allen Road** and **South Main Street**
- Site grading, parking and utilities remain intact
- Economical to develop

BUILDING:

- Good skin, good bones and high ceilings
- Open flexible space
- Great visibility from Route 25

SCHEDULE:

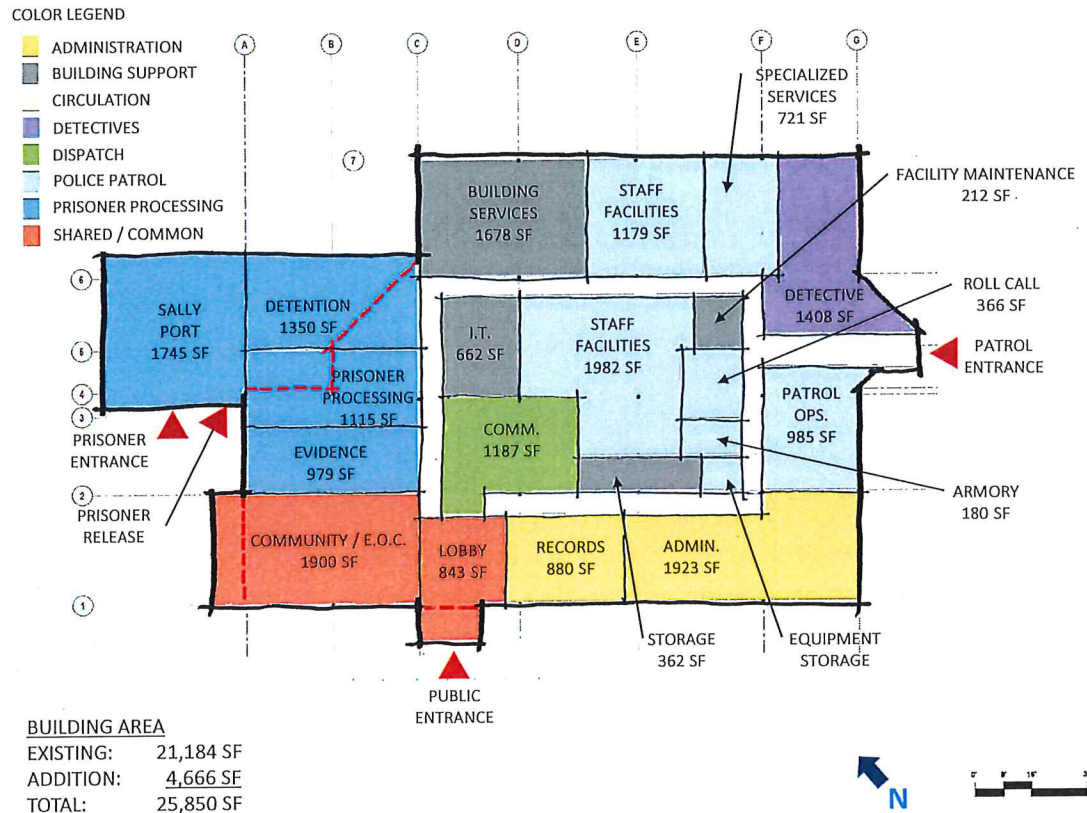
- Abbreviated construction schedule (11 vs. 16 months)
- Renovations begin on/or about June 2019
- Construction complete on/or about May 2020

Site: 191 South Main Street



Floor Plan: 191 South Main Street

KAESTLE BOOS
associates, inc



August 20, 2018

Rendering: 191 South Main Street

KAESTLE BOOS
associates, inc



August 20, 2018



Newtown Police Station

Feasibility Study Level **Opinion of Probable Cost**

191 South Main Street (less the Auxiliary Building)

August 20, 2018

KAESTLE BOOS
associates, inc

Description	Subtotal	Totals	Comments
CM Construction Cost			Include all selective demolition, Main & Auxiliary Building Construction Costs as well as Site Development
	SubTotal:	\$7,990,408	25,850 sf
CM Mark-ups:			Value includes: Estimating Contingency, Escalation, Construction Contingency, Bonds & Insurances, General Conditions, and Construction Manager Fee.
	SubTotal:	\$2,523,872	
Owner's Constr. Contingency	5%	\$525,714	
Probable Total Construction Cost:		\$11,039,994	
Owner's Indirect Cost			Value Includes: Design Fees, Material Testing, Reimbursable Expenses, Utility Backcharges, Moving, Reproduction Expenses, Legal / Advertising, Owner Provided Services & Material
		\$1,444,000	
Owner's Indirect Cost Contingency	7%	\$101,080	
Probable Owner's Indirect Costs:		\$1,545,080	
Equipment Costs			Value Includes: FF&E, Communications Equipment, Security / Access Control / CCTV, IT / AV Equipment
	SubTotal:	\$580,000	
Equipment Contingency	7.0%	\$40,600	
Total Probable Cost of Equipping:		\$620,600	
Total Project Cost:		\$13,205,674	
Estimated Property Purchase		\$1,600,000	
Total Project Cost Including Property Purchase		\$14,805,674	

August 20, 2018

New NEWTOWN POLICE STATION Q & A

A RESOLUTION AMENDING THE 2018-19 TO 2022-23 CAPITAL IMPROVEMENT PLAN (CIP).

In year 2018-19 the project titled "Building/Land Purchase/Remediation/Demolition/Infrastructure" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the department changed from FFH to POLICE.

In year 2019-20 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount changed from \$8,000,000 to \$6,800,000.

In year 2020-21 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount changed from \$5,000,000 to \$4,000,000.

Detail attached.

PROPOSED AMENDMENTS SUMMARY & DETAIL

PROPOSED AMENDMENTS - SUMMARY

TOWN OF NEWTOWN							
LEGISLATIVE COUNCIL ADOPTED CIP - (2018 - 2019 TO 2022 - 2023) - 01/17/2018 PROPOSED AMENDED							
RANK	2018 - 2019 (YEAR ONE)			Funding			
	BOARD OF SELECTMEN	Dept.	Adopted Amount	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	3,500,000	1,500,000		2,000,000	
	Sandy Hook Permanent Memorial	SH MEM	250,000	250,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	4,000,000	4,000,000			
	Brownfields remediation/re-purposing-7/28A Glen rd/open space	LAND USE	650,000	650,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	400,000	-0-			400,000
	BOARD OF EDUCATION						
	Middle Gate - Roof Replacement (1964 & 1992 sections)	BOE	1,685,400	1,685,400			
	TOTALS	>>>>>>>	10,785,400	8,385,400	-	2,000,000	400,000
RANK	2019 - 2020 (YEAR TWO)			Funding			
	BOARD OF SELECTMEN	Dept.	Adopted Amount	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	2,250,000			2,250,000	
	Bridge Replacement Program	PW	400,000	400,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	6,800,000	6,800,000			
	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	>>>>>>>	13,786,720	11,036,720	-	2,250,000	500,000
RANK	2020 - 2021 (YEAR THREE)			Funding			
	BOARD OF SELECTMEN	Dept.	Adopted Amount	Bonding	Grants	General Fund	Other
	Capital Road Program	PW	2,500,000			2,500,000	
	Bridge Replacement Program	PW	400,000	400,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	4,000,000	4,000,000			
	Radio System Upgrade and Console	ECC	1,775,000	1,775,000			
	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	>>>>>>>	13,744,120	11,244,120	-	2,500,000	-
RANK	2021 - 2022 (YEAR FOUR)			Funding			
	BOARD OF SELECTMEN	Dept.	Adopted Amount	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	250,000	250,000			
	Edmond Town Hall Gym Air Conditioning	ETH	252,000	252,000			
	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	>>>>>>>	10,105,300	7,355,300	-	2,750,000	-
RANK	2022 - 2023 (YEAR FIVE)			Funding			
	BOARD OF SELECTMEN	Dept.	Adopted Amount	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 Town Hall Parking Lot Improvements	ETH	450,000	450,000			
	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	>>>>>>>	8,770,000	5,770,000	-	3,000,000	-
GRAND TOTALS			57,191,540	43,791,540	-	12,500,000	900,000

PROPOSED AMENDMENTS - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # **FHA-1**
Project Name **Building/land purchase/remediation/demo/infrastruc**

Type **Land Improvements**
Useful Life
Category **Unassigned**

Department **FHA**
Contact

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Description

To be used for eventual police facility site. Either for demolition and remediation of building on chosen site or the purchase of land and existing building. Along with any infrastructure improvements. Any excess funds can be used for Fairfield Hills demolition/remedication/infrastruture.

Justification

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000					4,000,000
Total	4,000,000					4,000,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000					4,000,000
Total	4,000,000					4,000,000

Budget Impact/Other

PROPOSED AMENDMENTS - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project #	Pol-1
Project Name	Police Facility

Type Building construction/renovatio
Useful Life 50
Category Buildings

Department Police
Contact CHIEF JAMES VIADERO

**PROPOSED
AMENDED PAGE**

Description

New Police Facility - The acquisition of buildings & land, located at 191 South Main Street and 61 Pecks Lane, and the construction and development of a new police station, including, but not limited to, surveys, site testing and development, environmental remediation, selective demolition, building construction, bonds and insurances, general conditions, construction manager fees, design fees, materials testing, utility back charges, moving,, reproduction expenses, owner provided services and material, furniture, fixtures, or other equipment, communications equipment, security, access control, closed circuit tv, information technology, and audio visual equipment.

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.

Budget Impact/Other

See impact statement

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000	6,800,000	4,000,000			14,800,000
Total	4,000,000	6,800,000	4,000,000			14,800,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000	6,800,000	4,000,000			14,800,000
Total	4,000,000	6,800,000	4,000,000			14,800,000

CURRENT LC ADOPTED CIP (01/17/2018)

CURRENT LC ADOPTED - SUMMARY

TOWN OF NEWTOWN LEGISLATIVE COUNCIL ADOPTED CIP - (2018 - 2019 TO 2022 - 2023) - 01/17/2018							
RANK	2018 - 2019 (YEAR ONE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	3,500,000	1,500,000		2,000,000	
	Sandy Hook Permanent Memorial	SH MEM	250,000	250,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	Building/Land Purchase/Remediation/Demolition /Infrastructure	FFH	4,000,000	4,000,000			
	Brownfields remediation/re-purposing-7/28A Glen rd/open space	LAND USE	650,000	650,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	400,000	-0-			400,000
	<u>BOARD OF EDUCATION</u>						
	Middle Gate - Roof Replacement (1964 & 1992 sections)	BOE	1,685,400	1,685,400			
	TOTALS	>>>>>>>	10,785,400	8,385,400	-	2,000,000	400,000
RANK	2019 - 2020 (YEAR TWO)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	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			
	<u>BOARD OF EDUCATION</u>						
	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)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	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			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	<u>BOARD OF EDUCATION</u>						
	Hawley - Ventilation and HVAC Renovations	BOE	4,719,120	4,719,120			
	TOTALS	>>>>>>>	14,744,120	12,244,120	-	2,500,000	-
RANK	2021 - 2022 (YEAR FOUR)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	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	250,000	250,000			
	Edmond Town Hall Gym Air Conditioning	ETH	252,000	252,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	<u>BOARD OF EDUCATION</u>						
	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	>>>>>>>	10,105,300	7,355,300	-	2,750,000	-
RANK	2022 - 2023 (YEAR FIVE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	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 Town Hall Parking Lot Improvements	ETH	450,000	450,000			
	Library Renovations / replacements / upgrades	LIB	250,000	250,000			
	<u>BOARD OF EDUCATION</u>						
	Reed - Install High Efficiency Gas Boilers & LED Lighting	BOE	2,000,000	2,000,000			
	TOTALS	>>>>>>>	8,770,000	5,770,000	-	3,000,000	-
GRAND TOTALS			59,391,640	45,991,540	-	12,500,000	900,000

CURRENT LC ADOPTED - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # FHA-1
Project Name Building/land purchase/remediation/demo/infrastruc

Type Land Improvements
Useful Life
Category Unassigned
Department FHA
Contact

Description

To be used for eventual police facility site. Either for demolition and remediation of building on chosen site or the purchase of land and existing building. Along with any infrastructure improvements. Any excess funds can be used for Fairfield Hills demolition/remediation/infrastruture.

Justification

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000					4,000,000
Total	4,000,000					4,000,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000					4,000,000
Total	4,000,000					4,000,000

Budget Impact/Other

CURRENT LC ADOPTED - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # PoI-1
Project Name Police Facility

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

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
Total		8,000,000	5,000,000			13,000,000

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

Budget Impact/Other

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

Newtown Municipal Center
3 Primrose St., Newtown, CT 06470
Tel. 203-270-4201
Fax 203-270-4205



Daniel C. Rosenthal
First Selectman
Tel. 203-270-4202
dan.rosenthal@newtown-ct.gov

TOWN OF NEWTOWN

OFFICE OF THE FIRST SELECTMAN

August 20, 2018

Board of Selectmen
3 Primrose Street
Newtown, CT 06470

Dear Board of Selectmen:

I am requesting a special appropriation in the amount of \$14,800,000 to be financed by bonds for the following project as authorized in the capital improvement plan (CIP) 2018-19 to 2022-23:

A special appropriation in the amount of \$14,800,000 for the acquisition of buildings and land, the construction and development of a new **police station**.

Please let me know if you have any questions.

Sincerely,

Daniel C. Rosenthal
First Selectman

Excerpt for Minutes of Board of Selectmen Meeting
Held Monday, August 20, 2018

A meeting of the Board of Selectmen of the Town of Newtown was held in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown, CT on August 20, 2018, at 7:30 P.M. (E.T.).

* * *

Members present and absent were as follows:

Present

Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

Absent

* * *

Selectman Crick Owen introduced and read the following resolution:

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$14,800,000 For The Acquisition Of Buildings And Land And The Construction And Development Of A New Police Station, As Authorized In The Capital Improvement Plan (2018-19 to 2022-23) And Authorizing The Issuance Of \$14,800,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", a copy of which is attached hereto, said special appropriation was initiated by the First Selectman in a letter dated August 20, 2018, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter;

Selectman Crick Owen moved that said resolution be adopted as introduced and read and the motion was seconded by Selectman Capeci. Upon roll call vote the ayes and nays were as follows:

AYES

Daniel C. Rosenthal
Maureen Crick Owen

NAYS

Jeff Capeci

First Selectman Rosenthal thereupon declared the motion carried and the resolution adopted.

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$14,800,000 FOR THE ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23) AND AUTHORIZING THE ISSUANCE OF \$14,800,000 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 \$14,800,000 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the acquisition of buildings and land, located at 191 South Main Street and 61 Pecks Lane, and the construction and development of a new police station, including, but not limited to, surveys, site testing and development, environmental remediation, selective demolition, building construction, bonds and insurances, general conditions, construction manager fees, design fees, materials testing, utility back charges, moving, reproduction expenses, owner provided services and material, furniture, fixtures, or other equipment, communications equipment, security, access control, closed circuit television (CCTV), information technology (IT), audio visual (AV) equipment, as authorized in the Capital Improvement Plan (2018-19 to 2022-23) and for selling, engineering, technical support services during construction, administrative, printing, advertising, legal and financing costs 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, \$14,800,000 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 Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes"). Said 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 said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing, legal and financing costs of issuing such bonds. The bonds shall be in the denomination of \$5,000 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, 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 certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including the 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, Hartford, Connecticut, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. The notes 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 or his designee is hereby 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 sellers, 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 any time after the date of passage of this resolution in the maximum amount of 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 Town 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, in the name and 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, in the name and 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
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b) & 7-25)**

REQUESTING DEPARTMENT POLICE

PROJECT: NEW POLICE FACILITY

PROPOSED APPROPRIATION AMOUNT: \$ 14,800,000

PROPOSED FUNDING:

BONDING	
GRANT	\$ 14,800,000
OTHER	
	<u>\$ 14,800,000</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)		\$ 1,221,000	
TOTAL IMPACT ON EXPENDITURES		<u>\$ 1,221,000</u>	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	(92,619)	
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	<u>\$ (92,619)</u>	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 1,313,619

EQUIVALENT MILL RATE OF TOTAL IMPACT

(using current year's information)

0.42 mills

COMMENTS:

DEBT SERVICE IMPACT HAS BEEN ACCOUNTED FOR IN THE DEBT SERVICE FORECAST IN THE CIP PROCESS. TAX LOSS CAN BE OFFSET BY THE EVENTUAL SALE (IF APPROVED) OF THE EXISTING POLICE FACILITY REAL ESTATE.

SEE ATTACHED FOR FINANCIAL IMPACT DETAIL OVER TWENTY YEARS AND A COMPARISON OF OTHER BUILD OPTIONS.

PREPARED BY: ROBERT TAIT

DATE: 8/16/2018

TO: BOF, LC

[illegible]