

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
TEL. (203) 270-4221

BOARD OF FINANCE  
MINUTES  
REGULAR MEETING  
3 Primrose Street – Council Chambers  
Thursday, September 23, 2021 at 7:30 p.m.

*These minutes are subject to approval by the Board of Finance*

A recording of the meeting is available to the public at <https://vimeo.com/591883973>

Present: Keith Alexander, Ned Simpson, Sandy Roussas, Chris Gardner and Chandravir Ahuja

Absent: John Madzula

Also Present: First Selectman Dan Rosenthal, Finance Director, Bob Tait and one member of the Public

Keith Alexander called the meeting to order at 7:32 p.m. Attendees saluted the American Flag.

**Voter Comments**

None

**Communications**

Chair Alexander noted the correspondence report (see attached).

Ned Simpson mentioned the Non Lapsing Work Group will be meeting on Monday and the Town Building Inventory and Planning Committee continues to work toward it's goals.

**Minutes**

Sandy Roussas moved to approve the minutes of September 13th, 2021. Ned Simpson seconded. All in favor and motion passes.

**First Selectman's Report**

The First Selectman spoke about the American Rescue Plan (ARP) and how there is an informal list including the use of a portion of these funds to offset the cost of the Hawley HVAC project pending referendum as well as other capital projects. This will help to decrease long-term debt. Regarding COVID, Newtown's weekly report continues to decrease and the numbers are similar to that in August. Should this trend continue, the indoor mask mandate may be lifted.

**Finance Director's Report**

Finance Director, Bob Tait, reported on the ARP funding (see attached). The State of CT received ~\$4.7BB. Newtown was awarded \$7.67MM. Mr. Tait stated these funds are now in The American Rescue Grant Fund and must be spent within two years. There are pertinent categories in which these funds can be used for, which fall under the umbrella of Governmental Spending. The Board discussed various inquiries of different ideas on how to use the funds.

**New Business**

*Presentation and Discussion of Board of Selectman portion of Capital Improvement Plan*

The First Selectman spoke about the BOS Capital Improvement Plan (see attached). He commented that the total bonding decreased about \$1MM. The clean up of 7 & 28A Glen Road will be on one bonding resolution for \$850,000; \$200,000 from the current CIP in 2021-2022 and \$650,000 in 2022-2023. The Department of Public Works washing station has been moved up a year. There has been casual conversation

with a couple of area towns to be a part of this. Edmond Town Hall parking lot paving estimate has increased, which accounts for demolishing the old Hook and Ladder building. The Library CIP was rearranged. The First Selectman mentioned the fire apparatus and tankers and these numbers are estimates as of right now. Fairfield Hills remediation and demolition is estimated at \$10MM over the course of 6 years. A new roof for the Multi-Purpose building was taken out of this CIP as the estimated amount of \$100,000, will be requested using ARP funds. The continued effort to not bond in Year 3 shows the fiscal responsibility of the Town. Finance Director stated the next BOF meeting will have a combined BOS/BOE CIP including debt service. Ms. Roussas asked a few questions about Fairfield Hills. The idea is that even if housing does occur, the Town will still need to demolish some of the buildings; however, this is fiscally planned out over time in the CIP. Mr. Gardner inquired about some specifics regarding Fairfield Hills namely the idea around Cochran being used for housing. The First Selectman responded by saying the firm is no longer interested in Cochran. Mr. Simpson commented there is a lot of unused square footage around Town. Mr. Simpson pointed out that the combined CIP has \$40MM in bonding compared to the previous forecast, which showed \$35MM in bonding. Mr. Tait responded by saying the plan is to use the ARP funds to offset some of these costs. Chair Alexander mentioned the BOF could communicate with other Boards regarding eliminating some of the \$5MM overage in bonding.

### **Unfinished Business**

None

### **Voter Comments**

None

### **Announcements**

None

### **Adjournment**

Sandy Roussas made a motion to adjourn. Chris Gardner seconded. All members were in favor and the meeting was adjourned at 8:35pm.

Respectfully submitted,  
Kiley Morrison Gottschalk, Clerk

### **Attachments**

Correspondence Report  
BOS CIP Presentation  
American Rescue Plan

Newtown Board of Finance - Communications Report - 2021-09-23

<b>From</b>	<b>Date</b>	<b>Subject</b>
Michelle Ku (BOE Chair)	09/15/2021	Re: Joint Non-Lapsing Work Group Meetings
Paul Lundquist (LC Chair)	09/15/2021	Re: Joint Non-Lapsing Work Group Meetings
Deb Zukowski (BOE Member)	09/18/2021	Questions related to the Aug 26 BoF meeting
Deb Zukowski (BOE Member)	09/21/2021	Re: Questions related to the Aug 26 BoF meeting

<b>To</b>	<b>Date</b>	<b>Subject</b>
Paul Lundquist (LC Chair), Michelle Ku (BOE Chair)	09/14/2021	Joint Non-Lapsing Work Group Meetings
Deb Zukowski (BOE Member)	09/21/2021	Re: Questions related to the Aug 26 BoF meeting

Town of Newtown

## Board of Selectmen Proposed 2022-23 to 2026-27 CIP

(w/ 5 additional years to 2031-32)



09/20/2021

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5	Expenditures & Sources Summary (five years – breaks down sources)

### **DETAIL:**

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8	EDC – Town Match Contingency for Grants
9	ETH – Edmond Town Hall Parking Lot Improvements
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12	ETH – Plumbing/Radiator renewal/LC Access
13	FHA – Building Remediation; Demolition/Infrastructure
15	FIRE – Replacement of Fire Apparatus
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- 31 MEMORIAL – S.H. Memorial
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TOWN OF NEWTOWN						
BOARD OF SELECTMEN PROPOSED CIP - (2022 - 2023 TO 2026 - 2027)						
2022 - 2023 (YEAR ONE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,000,000	-		2,750,000	250,000
Bridge Replacement Program	PW	400,000	400,000			
Replacement of Fire Apparatus	FIRE	500,000	500,000			
Sandy Hook Permanent Memorial	SH MEM	1,700,000	600,000			1,100,000
Building Remediation & Demo / Infrastructure	FHA	2,000,000	2,000,000			
Clean Up of 28A Glen Road	ECON DEV	650,000	650,000			
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Edmond Town Hall Parking Lot Improvements	ETH	550,000	550,000			
Library Renovations / replacements / upgrades	LIB	550,000	550,000			
TOTALS	>>>>>>>	9,550,000	5,250,000	-	2,750,000	1,550,000
2023 - 2024 (YEAR TWO)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,050,000	-		3,050,000	
Bridge Replacement Program	PW	400,000	400,000			
Multi-Purpose Building Electrical/Mechanical/HVAC	PW	413,000	413,000			
Municipal Center - Roof Remediation & Replacement	PW	1,000,000	1,000,000			
Replacement of Fire Apparatus	FIRE	1,085,000	800,000			285,000
Building Remediation & Demo / Infrastructure	FHA	1,500,000	1,500,000			
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Lake Lillinonah Park Improvements	P & R	500,000				500,000
Library Renovations / replacements / upgrades	LIB	831,000	831,000			
TOTALS	>>>>>>>	8,979,000	4,944,000	-	3,050,000	985,000
2024 - 2025 (YEAR THREE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,100,000			3,100,000	
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Truck Washing Station	PW	50,000				50,000
TOTALS	>>>>>>>	3,350,000		-	3,100,000	250,000
2025 - 2026 (YEAR FOUR)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,150,000	-		3,150,000	
Bridge Replacement Program	PW	400,000	400,000			
Truck Washing Station	PW	550,000	550,000			
PW Site & Salt Storage Improvements	PW	50,000				50,000
Replacement of Fire Apparatus	FIRE	800,000	800,000			
Building Remediation & Demo / Infrastructure	FHA	2,000,000	2,000,000			
Town Match - Grants (contingency)	ECON DEV	200,000	-			200,000
Edmond Town Hall Building Renovations	ETH	550,000	550,000			
Library Renovations / replacements / upgrades	LIB	-	-			
Treadwell Artificial Turf & Lighting	P & R	800,000	250,000			550,000
Rail Trail - Batchelder Park	P & R	1,400,000		1,400,000		
TOTALS	>>>>>>>	9,900,000	4,550,000	1,400,000	3,150,000	800,000
2026 - 2027 (YEAR FIVE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,200,000	-		3,200,000	
Bridge Replacement Program	PW	400,000	400,000			
PW Site & Salt Storage Improvements	PW	600,000	600,000			
Transfer Station Improvements	PW	400,000	400,000			
Replacement of Fire Apparatus	FIRE	820,000	820,000			
Building Remediation & Demo / Infrastructure	FHA	2,000,000	2,000,000			
Town Match - Grants (contingency)	ECON DEV	200,000	-			200,000
Fairfield Hills Water Infrastructure	WSA	750,000				750,000
TOTALS	>>>>>>>	8,370,000	4,220,000	-	3,200,000	950,000
GRAND TOTALS		40,149,000	18,964,000	1,400,000	15,250,000	4,535,000

Town of Newtown, Connecticut  
Capital Improvement Plan

'22/'23 thru '31/'32

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project #	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
<b>Economic &amp; Comm Development</b>												
Clean up of 28A Glen Road	E&CD - 1a	650,000										650,000
<i>Bonding</i>		650,000										650,000
Town Match - Grants (contingency)	E&CD - 2	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
<i>Other</i>		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
<b>Economic &amp; Comm Development Total</b>		850,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,650,000
<b>Edmond Town Hall</b>												
Edmond Town Hall - Parking Lot Improvements	ETH - 1	550,000										550,000
<i>Bonding</i>		550,000										550,000
Edmond Town Hall Building Renovations	ETH - 2				550,000							550,000
<i>Bonding</i>					550,000							550,000
ETH Space Revitalization/Elevator Removal	ETH - 3						550,000					550,000
<i>Bonding</i>							550,000					550,000
ETH plumbing/radiator renewal/LC access	ETH - 4							500,000				500,000
<i>Bonding</i>								500,000				500,000
<b>Edmond Town Hall Total</b>		550,000			550,000		550,000	500,000				2,150,000
<b>FH</b>												
Building remediation & demo/infrastructure	FH-1	2,000,000	1,500,000		2,000,000	2,000,000	2,500,000					10,000,000
<i>Bonding</i>		2,000,000	1,500,000		2,000,000	2,000,000	2,500,000					10,000,000
<b>FH Total</b>		2,000,000	1,500,000		2,000,000	2,000,000	2,500,000					10,000,000
<b>Fire</b>												

Department	Project #	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Replacement of Fire Apparatus	Fire - 1	500,000	1,085,000		800,000	820,000	840,000					4,045,000
<i>Bonding</i>		500,000	800,000		800,000	820,000	840,000					3,760,000
<i>Other</i>			285,000									285,000
New Generators and Transfer Switches	Fire - 2							290,000				290,000
<i>Bonding</i>								290,000				290,000
Dodgingtown Fire House Renovations	Fire - 3								525,000			525,000
<i>Bonding</i>									525,000			525,000
Hawleyville Addition & Renovation	Fire - 4									1,200,000		1,200,000
<i>Bonding</i>										1,200,000		1,200,000
<b>Fire Total</b>		<b>500,000</b>	<b>1,085,000</b>		<b>800,000</b>	<b>820,000</b>	<b>840,000</b>	<b>290,000</b>	<b>525,000</b>	<b>1,200,000</b>		<b>6,060,000</b>
<b>Library</b>												
Library Building & Grounds	LIB-1	550,000	831,000									1,381,000
Upgrades/Reno/Expansion												
<i>Bonding</i>		550,000	831,000									1,381,000
<b>Library Total</b>		<b>550,000</b>	<b>831,000</b>									<b>1,381,000</b>
<b>Parks &amp; Recreation</b>												
Treadwell Artificial Turf & Lighting	P & R - 1				800,000							800,000
Replacement												
<i>Bonding</i>					250,000							250,000
<i>Other</i>					550,000							550,000
Rail Trail - Batchelder Park	P & R - 2				1,400,000							1,400,000
<i>Grants</i>					1,400,000							1,400,000
Lake Lillinonah Park Improvements	P & R - 3		500,000									500,000
<i>Other</i>			500,000									500,000
<b>Parks &amp; Recreation Total</b>			<b>500,000</b>		<b>2,200,000</b>							<b>2,700,000</b>
<b>Public Works</b>												
Capital Road Program	PW - 1	3,000,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	32,250,000
<i>General Fund</i>		2,750,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	32,000,000
<i>Other</i>		250,000										250,000
Bridge Replacement Program	PW - 2	400,000	400,000		400,000	400,000	400,000	400,000	400,000	400,000		3,200,000
<i>Bonding</i>		400,000	400,000		400,000	400,000	400,000	400,000	400,000	400,000		3,200,000
Multi-Purpose Building	PW - 3		413,000									413,000
Electrical/Mechanical/HVAC												
<i>Bonding</i>			413,000									413,000
Municipal Center - Roof Remediation & Replacement	PW - 4		1,000,000									1,000,000
<i>Bonding</i>			1,000,000									1,000,000

Department	Project #	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Truck Washing Station	PW - 5			50,000	550,000							600,000
<i>Bonding</i>					550,000							550,000
<i>Other</i>			50,000									50,000
Public Works Site & Salt Storage Improvements	PW - 6				50,000	600,000						650,000
<i>Bonding</i>						600,000						600,000
<i>Other</i>					50,000							50,000
Transfer Station Improvements	PW - 7					400,000						400,000
<i>Bonding</i>						400,000						400,000
<b>Public Works Total</b>		3,400,000	4,863,000	3,150,000	4,150,000	4,600,000	3,650,000	3,700,000	3,750,000	3,800,000	3,450,000	38,513,000
<b>S.H. Permanent Memorial Comm</b>												
Sandy Hook Permanent Memorial	FS - 1	1,700,000										1,700,000
<i>Bonding</i>		600,000										600,000
<i>Other</i>		1,100,000										1,100,000
<b>S.H. Permanent Memorial Comm Total</b>		1,700,000										1,700,000
<b>Water &amp; Sewer Authority</b>												
Fairfield Hills Water Infrastructure	226					750,000						750,000
<i>Other</i>						750,000						750,000
<b>Water &amp; Sewer Authority Total</b>						750,000						750,000
<b>GRAND TOTAL</b>		9,550,000	8,979,000	3,350,000	9,900,000	8,370,000	7,740,000	4,690,000	4,475,000	5,200,000	3,650,000	65,904,000

# Town of Newtown, Connecticut

## Capital Improvement Plan

'22/'23 thru '26/'27

### EXPENDITURES AND SOURCES SUMMARY

Department	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	Total
Economic & Comm Development	850,000	200,000	200,000	200,000	200,000	1,650,000
Edmond Town Hall	550,000			550,000		1,100,000
FH	2,000,000	1,500,000		2,000,000	2,000,000	7,500,000
Fire	500,000	1,085,000		800,000	820,000	3,205,000
Library	550,000	831,000				1,381,000
Parks & Recreation		500,000		2,200,000		2,700,000
Public Works	3,400,000	4,863,000	3,150,000	4,150,000	4,600,000	20,163,000
S.H. Permanent Memorial Comm	1,700,000					1,700,000
Water & Sewer Authority					750,000	750,000
<b>EXPENDITURE TOTAL</b>	<b>9,550,000</b>	<b>8,979,000</b>	<b>3,350,000</b>	<b>9,900,000</b>	<b>8,370,000</b>	<b>40,149,000</b>

Source	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	Total
Bonding	5,250,000	4,944,000		4,550,000	4,220,000	18,964,000
General Fund	2,750,000	3,050,000	3,100,000	3,150,000	3,200,000	15,250,000
Grants				1,400,000		1,400,000
Other	1,550,000	985,000	250,000	800,000	950,000	4,535,000
<b>SOURCE TOTAL</b>	<b>9,550,000</b>	<b>8,979,000</b>	<b>3,350,000</b>	<b>9,900,000</b>	<b>8,370,000</b>	<b>40,149,000</b>

Prior CIP bonding amount	6,750,000	5,059,000	-0-	4,950,000	N/A
Difference	(1,500,000)	(115,000)	-0-	600,000	

SH memorial savings

PW site & salt storage

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** E&CD - 1a  
**Project Name** Clean up of 28A Glen Road

**Department** Economic & Comm Development  
**Contact** Christal Preszler, Deputy Dir, Econ & Co  
**Type** Land Improvements  
**Useful Life** 50  
**Category** Land Improvements

#### Description

28A Glen Road is located in the heart of Sandy Hook Village. The property, obtained by the town via tax foreclosure, contains multiple structures. Remediation of hazardous materials is necessary in both structures and to some level, to the soil. Demolition cost of structures is also included in this estimate. As with most remediation projects, the Hazardous Building Materials Assessment and Phase I and Phase II reports are the basis of project cost estimates. In this situation, the reports named high and low cost estimates. The money being requested here is an average of the high and low estimates, less the \$200,000 for Project # E&CD - 1 in '21 - '22.

#### Justification

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other	650,000										650,000
<b>Total</b>	<b>650,000</b>										<b>650,000</b>
Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	650,000										650,000
<b>Total</b>	<b>650,000</b>										<b>650,000</b>

#### Budget Impact/Other

As with most remediation projects, the Hazardous Building Materials Assessment and Phase I and Phase II reports are the basis of project cost estimates. In this situation, the reports named high and low cost estimates. The money being requested here is an average of the high and low estimates, less the \$200,000 for Project # E&CD - 1 in '21 - '22.

**28A Glen Road Cost Estimates - Clean Up and Demo**

Hazardous Building Material Assessment (HBMA) based estimates				Assumes Non-Hazardous Soil	Assumes Hazardous Soil
	Lower Range	Upper Range	Estimate		
Asbestos, Lead, PCB	\$137,000	\$157,000			
Monitoring	\$20,950	\$31,950			
Total estimate	\$157,950	\$188,950			
Phase I (no estimates, historic information)					
Phase II based estimates					
Phase III Testing of Soil			\$24,000		
Pre-Remedial Groundwater Testing			\$4,000		
Health and Safety Plan			\$800		
Remedial Action Plan (includes Phase III test results, assumes no public notice at time of Phase II)			\$4,000		
Well Search - offsite			\$1,500		
Waste Soil Characterization, assume waste streams			\$20,000		
Environmental Oversight and Documentation (assumes 3 days)			\$3,300		
Project Management (assumes 12 hours)			\$2,160		
Soil Remediation (contractor, trucking, disposal, assumes no groundwater)				\$150,000	\$350,000
Remedial Summary Report			\$4,000		
Installation of 4 supplemental groundwater monitoring wells with engineering oversight			\$6,000		
Post remediation groundwater monitoring and testing (8 events)			\$38,400		
Annual groundwater monitoring reports (assumes 2)			\$5,000		
Well abandonment after project completion			\$5,000		
Site closure report			\$7,500		
<b>Estimated Totals</b>	<b>\$157,950</b>	<b>\$188,950</b>	<b>\$125,660</b>	<b>\$150,000</b>	<b>\$350,000</b>

Demolition estimates		
Building #1	\$27,000	
Building #2	\$61,000	
Building #3	\$18,400	
Building #4	\$80,000	
Buildings #5 and #6	\$26,800	
Total estimate	\$213,200	

Low end estimates	\$646,810	
High end estimates		\$877,810
Contingency (10%)	\$64,681	\$87,781
<b>Estimated Totals</b>	<b>\$711,491</b>	<b>\$965,591</b>

Average low and high estimates:	\$838,541
Average less \$200K from prior year CIP	\$638,541

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** E&CD - 2

**Project Name** Town Match - Grants (contingency)

**Type** Unassigned

**Department** Economic & Comm Develo

**Useful Life**

**Contact** Christal Preszler, Deputy Di

**Category** Unassigned

#### Description

The Economic and Community Development department is continually looking for grants to remediate buildings, soil and support economic development in town; strengthen the infrastructure; create a welcoming environment for businesses and visitors. Most grants will include a town match. The amounts reflected are contingencies.

#### Justification

Need to demonstrate the towns commitment to match grants.

Prior	Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
200,000	Other	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
<b>Total</b>	<b>Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>2,000,000</b>

Prior	Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
200,000	Other	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
<b>Total</b>	<b>Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>2,000,000</b>

#### Budget Impact/Other

Annual debt service amount = \$13,500 (for each \$200,000)

# Capital Improvement Plan

'22/'23 thru '31/'32

## Town of Newtown, Connecticut

**Project #** ETH - 1

**Project Name** Edmond Town Hall - Parking Lot Improvements

**Type** Land Improvements

**Department** Edmond Town Hall

**Useful Life** 25

**Category** Land Improvements

### Description

Repair current parking lot to provide safe, well lit space for parking and security cameras for users and events. Install lighting, cameras and improve use and maintenance by providing access to water and power. Improve pedestrian walkways, traffic pattern, signage, additional spaces, including handicapped parking, better grading. Demolish firehouse but keep lean to if possible for dumpster enclosure. Increase parking spaces, both regular and handicapped. Provide parking spaces marked with letters for sections to make directing parking easier. Install security cameras at entrance, exits and in rear of lot especially. Provide a water source and heavy duty electric outlets for maintenance and events. Provide maintenance-free landscaping on the hilly areas to improve visibility and safety. Provide improved signage for cars and pedestrians. Install rumble strips on entry and exit driveways to slow down cars entering and exiting. Improve grading near handicap entry to avoid ice build ups. Increase number of handicap spaces as close to building as possible. Add small cement ramp to the south side door step and a push button to enable handicapped to use that entrance. Provide clearly marked pedestrian walkways. Install maintenance-free landscaping around perimeter, hilly areas and border to improve security.

### Justification

Current parking lot has old patched pavement covering hollow areas that can collapse underfoot. Lot use in greater demand not only by patrons, but also large commercial vehicles including Town, Eversource, vendors and others. Traffic pattern was based on firehouse needs, which are no longer necessary. Lot needs improved signage, delineated walkways, better use physically impaired building users.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance	550,000										550,000
<b>Total</b>	<b>550,000</b>										<b>550,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	550,000										550,000
<b>Total</b>	<b>550,000</b>										<b>550,000</b>

### Budget Impact/Other

Average annual debt service amount = \$30,400.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** ETH - 2

**Project Name** Edmond Town Hall Building Renovations

**Type** Building construction/reno

**Department** Edmond Town Hall

**Useful Life** 35

**Category** Buildings

#### Description

Install kitchennette under stairs in gym with sink, undercounter ice maker, large refrigerator. This locks when not in use. Tall warming ovens. Components are individual and easy to repair/replace. Replace toilets and sinks. Install removable platform for concerts, special events. Renovate storage closet for ease of use by renters and staff when storing care equipment. Install blinds that can be changed remotely to cover all windows as needed based on event. Install retractable screen for presentations. Install large AC window units in the space that used to house the ventilators. This would be for use during very hot days. Install speakers/P.A. system for events and sports.

#### Justification

As the most revenue-generating rental, the gym needs to be revitalized in order to keep this 5000 square foot space attractive to renters and to expand its use. It can serve the community much better with a few key adds.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance				550,000							550,000
<b>Total</b>				550,000							550,000

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding				550,000							550,000
<b>Total</b>				550,000							550,000

#### Budget Impact/Other

Less maintenance expenses and additional revenue.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** ETH - 3

**Project Name** ETH Space Revitalization/Elevator Removal

**Type** Building construction/reno

**Department** Edmond Town Hall

**Useful Life**

**Category** Buildings

#### Description

Repair, modernize and revitalize key spaces in the building so that it continues to serve the public while generating revenue to offset operating costs. Install new exterior doors and windows to replace original, worn and unsafe old doors and windows in. Install security system that enables tenants to enter their own sections without access to the rest of the building. Install cameras to improve building security inside and outside. Install mini split AC units in tenant spaces to modernize and save energy. Reinforce old elevator cab, add lighting and electrical outlet. Provide tenant kitchennette.

#### Justification

Repair, modernize and revitalize key spaces in the building so that it continues to serve the public while generating revenue to offset operating costs.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance						550,000					550,000
<b>Total</b>						<b>550,000</b>					<b>550,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding						550,000					550,000
<b>Total</b>						<b>550,000</b>					<b>550,000</b>

#### Budget Impact/Other

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** ETH - 4

**Project Name** ETH plumbing/radiator renewal/LC access

**Type** Building construction/reno

**Department** Edmond Town Hall

**Useful Life** 25

**Category** Buildings

#### Description

Replace stacks, vents, old radiators and other plumbing in the building that is old and likely to leak sewage waste and odors into the building. We also waste energy in the winter because the radiators are encased in asbestos so we are unable to replace the valves that regulate the heat. Replace main sewer line in boiler room, which is leaky and made of cast iron, with one made of modern materials. Replace vent pipe on ground level with new one to prevent sewer gases from coming into the building. Remove asbestos from gym radiators and install new valves to regulate heat. Install water filtering system to improve water quality and save our brittle brass pipes and plumbing. Remove asbestos from pipes in gym storage and staff room to enable better use of the space. Repair or replace radiators in gym entry that are subject to leaking. Replace old stack in old elevator room to prevent accidental sewage leaks.

#### Justification

We are constantly battling leaks and odors from plumbing that is original to the building or old. This includes original radiators which are enclosed with asbestos, preventing us from repairing them with valves that helps us regulate the heat and save energy. There is currently no ADA access and very difficult entry for people with disabilities..

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance							500,000				500,000
<b>Total</b>							<b>500,000</b>				<b>500,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding							500,000				500,000
<b>Total</b>							<b>500,000</b>				<b>500,000</b>

#### Budget Impact/Other

# Capital Improvement Plan

'22/'23 *thru* '31/'32

## Town of Newtown, Connecticut

**Project #** FH-1  
**Project Name** Building remediation & demo/infrastructure

**Department** FH  
**Contact**  
**Type** Land Improvements  
**Useful Life**  
**Category** Buildings

### Description

Activities in support of building assessment; mothballing; safety enhancements; renovation; remediation; demolition & campus infrastructure (Ex: Water distribution upgrades).  
 Possible projects: Infrastructure - \$750,000; Norwalk - \$1,500,000; Stamford - \$1,000,000; Plymouth \$1,000,000; Duplex mothball - \$608,000; Newtown Hall mothball - \$821,000; Cochran \$3,700,000, etc.

### Justification

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other	2,000,000	1,500,000		2,000,000	2,000,000	2,500,000					10,000,000
<b>Total</b>	<b>2,000,000</b>	<b>1,500,000</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,500,000</b>					<b>10,000,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	2,000,000	1,500,000		2,000,000	2,000,000	2,500,000					10,000,000
<b>Total</b>	<b>2,000,000</b>	<b>1,500,000</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,500,000</b>					<b>10,000,000</b>

### Budget Impact/Other

Average annual debt service for \$1,500,000 = \$100,000

Average annual debt service for \$10,500,000 = \$710,000

## Summary of Building Abatement and Demo Costs

	Shelton House	Kent House	Stamford Hall	Newtown Hall	Norwalk Hall	Plymouth Hall	Cochran House	*Remediation ONLY of Duplexes (4)	*Removal and replacement of asbestos roof - Municipal Center
Asbestos Abatement Estimate	\$914,154	\$2,417,293	\$500,884	\$419,409	\$907,184	\$380,159	\$2,031,877		
Miscellaneous Estimate	\$132,500	\$210,320	\$77,950	\$72,115	\$28,542	\$97,325	\$235,965		
PCB abatement estimate						\$50,750			
Demolition Estimate	\$628,200	\$1,044,800	\$376,400	\$267,800	\$523,038	\$423,200	\$1,044,800		
Contingency (5%)	\$83,743	\$183,621	\$47,762	\$37,966	\$41,236	\$47,572	\$331,264		
Environmental Monitoring & specs	\$49,708	\$124,865	\$28,044	\$23,970		\$23,008	\$105,594		
Roof/LBP/window abate replace								\$817,272	\$1,000,000
<b>2014 TOTAL ESTIMATE</b>	<b>\$1,808,305</b>	<b>\$3,980,899</b>	<b>\$1,031,040</b>	<b>\$821,260</b>	<b>\$1,500,000</b>	<b>\$1,022,014</b>	<b>\$3,749,500</b>	<b>\$817,272</b>	<b>\$1,000,000</b>
<b>Estimated 7% demo increase</b>	\$117,240	\$257,069	\$66,866	\$53,153	\$102,113	\$66,600	\$231,885	\$0	\$0
<b>Estimated 10% monitoring increase</b>	\$4,971	\$12,487	\$2,804	\$2,397	\$0	\$2,301	\$10,559	\$0	\$0
<b>Estimated 10% Duplex increase</b>								\$81,727.20	
<b>Demo Contingency (5%)</b>	\$89,605	\$196,474	\$51,105	\$40,624	\$78,044	\$50,902	\$177,226	\$0	\$0
<b>UPDATED TOTAL ESTIMATE</b>	<b>\$1,936,377</b>	<b>\$4,263,308</b>	<b>\$1,104,054</b>	<b>\$879,468</b>	<b>\$1,638,921</b>	<b>\$1,043,495</b>	<b>\$3,837,907</b>	<b>\$898,999</b>	<b>\$1,000,000</b>

**2014 Estimated Grand Total: \$15,730,290**

**Estimated Current Grand Total: \$16,602,528**

Since 2014:

- Demo costs have an estimated increase of 7%
- Environmental monitoring has an estimated increase of 10%

\*Estimates only specific abatement of buildings

- Municipal Center – roof
- Duplex – selective demo of hazardous materials

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** Fire - 1

**Project Name** Replacement of Fire Apparatus

**Type** Equipment Purchases

**Department** Fire

**Useful Life** 20

**Contact** Pat Reilly, Chairman, Board

**Category** Vehicles

#### Description

Scheduled replacement:

2022-23: Replacement (used) of Sandy Hook ladder truck which is 30 years old.

2023-24: Replacement of Sandy Hook tanker which will be 25 years old (\$600,000) & refurbishment of Newtown Hook & Ladder ladder truck which will be 23 years old (\$485,000).

2025-26: Replace Hawleyville engine truck which will be 25 years old (\$800,000).

2026-27: Replace Sandy Hook engine truck which will be 24 years old (\$820,000).

2027-28: Replace Botsford engine truck which will be 25 years old (\$840,000).

#### Justification

Scheduled replacement of existing fire apparatus due to their age. They will have reached their useful life and have become too costly to repair.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Equip/Vehicles/Furnishings	500,000	1,085,000		800,000	820,000	840,000					4,045,000
<b>Total</b>	<b>500,000</b>	<b>1,085,000</b>		<b>800,000</b>	<b>820,000</b>	<b>840,000</b>					<b>4,045,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	500,000	800,000		800,000	820,000	840,000					3,760,000
Other		285,000									285,000
<b>Total</b>	<b>500,000</b>	<b>1,085,000</b>		<b>800,000</b>	<b>820,000</b>	<b>840,000</b>					<b>4,045,000</b>

#### Budget Impact/Other

There is no measurable operating budget impact relating to this project. Equipment maintenance expenditures will decrease for the Fire Commission. This will help keep down the annual budget requests of the Fire Commission.

Average annual debt service for \$1,335,000 = \$90,000.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** Fire - 2

**Project Name** New Generators and Transfer Switches

**Type** Equipment Purchases

**Department** Fire

**Useful Life** 25

**Contact** Pat Reilly, Chairman, Board

**Category** Equipment

#### Description

New generators and transfer switches for four of the five fire houses.

#### Justification

All current generators will be at their useful lives and will require upgrading.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Equip/Vehicles/Furnishings							290,000				290,000
<b>Total</b>							<b>290,000</b>				<b>290,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding							290,000				290,000
<b>Total</b>							<b>290,000</b>				<b>290,000</b>

#### Budget Impact/Other

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** Fire - 3

**Project Name** Dodgingtown Fire House Renovations

**Type** Building construction/reno

**Department** Fire

**Useful Life** 35

**Contact**

**Category** Unassigned

#### Description

Renovations to Dodgingtown fire house. Two original bays need to be resized to fit today's fire apparatus. Roof & siding need replacement. Additional storage and stair replacement.

#### Justification

The original building is 70 years old and no longer fits today's sized fire apparatus. Siding and roof need to be replaced.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance								525,000			525,000
<b>Total</b>								<b>525,000</b>			<b>525,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding								525,000			525,000
<b>Total</b>								<b>525,000</b>			<b>525,000</b>

#### Budget Impact/Other

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** Fire - 4

**Project Name** Hawleyville Addition & Renovation

**Type** Building construction/reno

**Department** Fire

**Useful Life** 35

**Contact** Pat Reilly, Chairman, Board

**Category** Buildings

#### Description

Addition of new bay, addition of 16 feet along entire back of existing building for offices, etc

#### Justification

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance									1,200,000		1,200,000
<b>Total</b>									<b>1,200,000</b>		<b>1,200,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding									1,200,000		1,200,000
<b>Total</b>									<b>1,200,000</b>		<b>1,200,000</b>

#### Budget Impact/Other

# Capital Improvement Plan

'22/'23 *thru* '31/'32

## Town of Newtown, Connecticut

**Project #** LIB-1  
**Project Name** Library Building & Grounds Upgrades/Reno/Expansion

**Department** Library  
**Contact** Amy Dent, President, Board of Trustees  
**Type** Building construction/renovations  
**Useful Life**  
**Category** Buildings

### Description

PLEASE SEE ATTACHED DESCRIPTION

### Justification

SEE ATTACHED

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance	550,000	831,000									1,381,000
<b>Total</b>	<b>550,000</b>	<b>831,000</b>									<b>1,381,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	550,000	831,000									1,381,000
<b>Total</b>	<b>550,000</b>	<b>831,000</b>									<b>1,381,000</b>

### Budget Impact/Other

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

## LIBRARY 2022-23 CIP DETAIL:

### 2022-23

#### LIBRARY IMPROVEMENTS PROJECT - \$550,000

- Comprehensive HVAC upgrades - \$550,000

##### Description:

Replace the existing heating & cooling perimeter fan coil units throughout the rear building (date from 1997); existing cooling plant chambers and heat exchanger, (entire assembly). Reuse the existing chiller pumps and previously replaced through an earlier CIP project; Replace the existing gas fired steam boiler and heat that serves the entire facility.

##### Justification:

The library's existing fan coil units are beginning to fail due to internal clogging of the operating valves and up in the control valves and heating / cooling coils. Replacing these perimeter units will increase the efficiency of system and lower utility cost substantially. While the replacement of the chiller pumps & controls were addressed, Chilled water tower (plant) is original to the building (1997). The cooling coils, piping and mechanical valves have maintained regularly but preventive maintenance on this equipment has increased with valves and controls failing more frequently. The increased efficiency will lower electrical power consumption and operating costs. HVAC system was refurbished in 1997 when the rear building was erected. Without having a chemically treated water the heating & cooling system piping and heating / cooling equipment have become clogged, causing valves and to fail. With the efficiency and upgrades done to the heating system will lower utility costs by 15-20% during the season. Chiller plant, fan coil units, and HVAC boiler / heat exchanger are estimated to be at the end of their useful life and replacement is urgent.

- Slate Roof, Gutters & Downspout Replacement – **PRIOR YEAR CIP AMOUNT PLANNED TO BE AMENDED TO REPLACE SLATE ROOF.**

##### Description:

Replacement of the existing slate shingled roof of the Original building located on Main Street. A new slate or approved composite roof shingle on the original building on Main Street. The project includes replacement of the gutters, down spouts & flashing as needed.

##### Justification:

The existing slate roof, flashing, integral gutters and down spouts are original to the 1932 structure.

### 2023-24

#### LIBRARY IMPROVEMENTS PROJECT - \$831,000

- Repave parking lot; replace sidewalks - \$431,000

##### Description:

Completely repave parking lot with new asphalt down to substrate.

##### Justification:

Existing parking lot paving and patches date from all eras of library and show signs of end of-life. Significant safety hazards exist in parking lot and the seasonal wear and tear of plowing has destroyed curbing. Rainfall erodes aspects of parking lot each year. Sidewalks are significantly worn, spalled, uneven, and increasingly unsafe. Sidewalks present safety hazards, show significant spalling and other age-related damage, including frost heaves. The sidewalks are at 30+ years of age at this time.

## LIBRARY IMPROVEMENTS PROJECT - \$831,000 – **CONTINUED**

- Meeting Space Re-envisioning – **REMOVED. USE FUND BALANCE (\$15,000).**

### Description:

Refurbish and upgrade meeting rooms to accommodate needs of patrons and small businesses to provide timely, helpful, modern facilities.

### Justification:

The library is in a unique position to leverage relatively low cost facilities for the purpose of supporting local small businesses which need meeting space, infrastructure, programming and responsive professionals. This project provides space for small businesses to thrive and grow the local economy.

- LED lighting, Exterior storage – **REMOVED. LED LIGHTING ACCOMPLISHED (\$100,000)**

### Description:

Upgrades including but not limited to construction of additional exterior storage facility and internal LED lighting.

### Justification:

Switching internal library lighting to LED will provide a significant amount of energy savings and cost reductions for many years to come. Exterior storage is needed to house equipment and property that is currently poorly cared for. The library's sole storage space is a partially climate-controlled attic; much material and equipment can be relocated for significant time savings in retrieval and also enable preservation for important stored material that includes much culturally significant objects and artifacts a longer life.

- Building upgrades incl. restrooms, flooring - \$200,000

### Description:

Building upgrades, including but not limited to flooring as needed (e.g., carpeting, tile), bathroom upgrades, and signage specific to the interior and exterior of the facility.

### Justification:

Six public restrooms including the Children's Department and main floor and upper level of facility date from the 1998 addition; ADA compliance and universal design elements are important components of attracting patrons of all ages and abilities to the library and keeping the facility safe, welcoming and comfortable. Carpeting and flooring in public areas is significantly degraded and shows signs of end-of-life. This upgrade also implements self-service options on ground floor, enhancing the facility's usefulness outside normal operating hours.

- Study rooms / Flexible space / Office incubator - \$100,000

### Description:

Reconstruct, realign and retrofit the Library's respective departments and study areas, established through long term planning. Includes flexible office space on upper floor, office incubator space(s) on upper floors, study rooms to be considered for all public areas of the library.

### Justification:

The library continues to position itself as the primary source for partnerships with community groups of all kinds and seeks to emphasize and cement its role as one that fosters and supports successful local enterprises in terms of economic development of small businesses and firms.

## LIBRARY IMPROVEMENTS PROJECT - \$831,000 – **CONTINUED**

- Window replacements - \$100,000

### Description:

Windows in both eras of construction are original (1932 and 1998) and many are at the end of their lifespan. This phase completes urgent/critical repair projects begun in 2017-18.

### Justification:

Repairs and upgrades to cracked and worn windows and components to include repainting and /or repointing and complete structural repairs. Both the Borough and the Historical Society will be consulted for Main Street aspects.

**2025-26; 2027-28**

### **Notes:**

- Small projects should be funded by other means.
- Need more detail plans for continued space planning expenditures.
- Furniture should be purchased using available funds.
- Not recommending building expansion.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** P & R - 1

**Project Name** Treadwell Artificial Turf & Lighting Replacement

**Type** Park Improvements

**Department** Parks & Recreation

**Useful Life** 10

**Contact** AMY MANGOLD, DIREC

**Category** Land Improvements

#### Description

Replace artificial turf, regrade subsurface as needed. Artificial fields require replacement every 10-12 years.

Replace 30 plus year old lamps with LED technology replace antiquated controllers, current lights and controllers are at the end of their service life.

#### Justification

At the end of assets useful life.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other				800,000							800,000
<b>Total</b>				<b>800,000</b>							<b>800,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding				250,000							250,000
Other				550,000							550,000
<b>Total</b>				<b>800,000</b>							<b>800,000</b>

#### Budget Impact/Other

Capital Improvement Plan

'22/'23 thru '31/'32

Town of Newtown, Connecticut

Project #

P & R - 2

Project Name

Rail Trail - Batchelder Park

Type

Land Improvements

Department

Parks & Recreation

Useful Life

35

Contact

AMY MANGOLD, DIREC

Category

Land Improvements

Description

Remove and clear old rail bed and convert to urban trail.

Justification

This project has been examined, requested and desired for over a decade. The brownfield contaminated area of Batchelder has not allowed any movement into Newtown from the Trumbull/Monroe rail area.

A trail committee and the new initiatives in town, AARP, Healthy and Sustainable initiatives all identify this project as a large benefit to their initiatives in the Newtown community and surrounding communities.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other				1,400,000							1,400,000
Total				1,400,000							1,400,000

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Grants				1,400,000							1,400,000
Total				1,400,000							1,400,000

Budget Impact/Other

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** P & R - 3

**Project Name** Lake Lillinonah Park Improvements

**Type** Land Improvements

**Department** Parks & Recreation

**Useful Life** 25

**Contact** AMY MANGOLD, DIREC

**Category** Land Improvements

#### Description

Resurface parking lot, repair failing boat ramp, provide boat dockage and enlarged picnic area with pavilion.

#### Justification

Provide enhanced waterfront experience for those wishing to use lake Lillinonah and to offer slips to those waiting for slips at Eichler's Cove due to capacity. Revenue potential with pavilion, boat slips and potential gas dock.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance		500,000									500,000
<b>Total</b>		<b>500,000</b>									<b>500,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other		500,000									500,000
<b>Total</b>		<b>500,000</b>									<b>500,000</b>

#### Budget Impact/Other

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 1

**Project Name** Capital Road Program

**Type** Road Improvements

**Department** Public Works

**Useful Life** 20

**Contact** FRED HURLEY, DIRECT

**Category** Infrastructure

#### Description

Complete reconstruction of aging roads.

The list of roads for each fiscal year is developed in May/June prior to the new fiscal year.

#### Justification

Maintain road system for safe passage of the public.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance	3,000,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	32,250,000
<b>Total</b>	<b>3,000,000</b>	<b>3,050,000</b>	<b>3,100,000</b>	<b>3,150,000</b>	<b>3,200,000</b>	<b>3,250,000</b>	<b>3,300,000</b>	<b>3,350,000</b>	<b>3,400,000</b>	<b>3,450,000</b>	<b>32,250,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
General Fund	2,750,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	32,000,000
Other	250,000										250,000
<b>Total</b>	<b>3,000,000</b>	<b>3,050,000</b>	<b>3,100,000</b>	<b>3,150,000</b>	<b>3,200,000</b>	<b>3,250,000</b>	<b>3,300,000</b>	<b>3,350,000</b>	<b>3,400,000</b>	<b>3,450,000</b>	<b>32,250,000</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.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

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

**Type** Road Improvements  
**Useful Life** 50  
**Category** Infrastructure  
**Department** Public Works  
**Contact** FRED HURLEY, DIRECT

#### Description

Bridge replacement program.

Planned annual amounts, once approved, will be placed in the capital projects fund in the bridge replacement line item. Bridges will be replaced one by one.

#### Justification

Public safety

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance	400,000	400,000		400,000	400,000	400,000	400,000	400,000	400,000		3,200,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>		<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>		<b>3,200,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding	400,000	400,000		400,000	400,000	400,000	400,000	400,000	400,000		3,200,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>		<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>		<b>3,200,000</b>

#### Budget Impact/Other

The budget impact of replacing a bridge (at the right time) is that we avoid large maintenance costs.  
 Average annual debt service cost on \$400,000 = \$27,000.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 3

**Project Name** Multi-Purpose Building Electrical/Mechanical/HVAC

**Type** Building construction/reno

**Department** Public Works

**Useful Life** 25

**Contact** FRED HURLEY, DIRECT

**Category** Buildings

#### Description

This facility was constructed in 1978, with several additions but no general overhaul and updating of the entire heating, ventilating and air conditioning systems (HVAC), electrical and other mechanical systems since then.

#### Justification

Improvements need to be made due to the age of the building

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance		413,000									413,000
<b>Total</b>		<b>413,000</b>									<b>413,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding		413,000									413,000
<b>Total</b>		<b>413,000</b>									<b>413,000</b>

#### Budget Impact/Other

Less maintenance costs

Average annual debt service cost = \$28,000.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 4

**Project Name** Municipal Center - Roof Remediation & Replacement

**Type** Building construction/reno

**Department** Public Works

**Useful Life** 35

**Contact** FRED HURLEY, DIRECT

**Category** Buildings

#### Description

Roof remediation and replacement at the Municipal Center. Includes cupola repair & remediation of transite tiles.

#### Justification

Roof is reaching its useful life

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance		1,000,000									1,000,000
<b>Total</b>		<b>1,000,000</b>									<b>1,000,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding		1,000,000									1,000,000
<b>Total</b>		<b>1,000,000</b>									<b>1,000,000</b>

#### Budget Impact/Other

Average annual debt service cost = \$67,000.

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 5

**Project Name** Truck Washing Station

**Type** Building construction/reno

**Department** Public Works

**Useful Life** 25

**Contact** FRED HURLEY, DIRECT

**Category** Buildings

#### Description

Construction of a truck (and other vehicle) washing station.

This project may be moved up given the possibility of a regional approach to this type of facility which has been supported by DEEP, HVCEO and the area public works directors. Two neighboring towns have expressed preliminary interest. They may participate as capital partners or just as paying customers.

#### Justification

Environmental requirements regarding clean water and storm water discharge have put stringent regulations on the discharge of vehicle washing. The preferred method is through an enclosed facility that controls all discharges and in particular removes concentrated salt buildups during winter vehicle operation. The bonus in removing this contaminant from vehicles is the prolonged life of those vehicles from rust and other forms of corrosion that affect operational parts as well as surface areas. The failure to regularly perform vehicle washing can easily cause an average of \$10,000 in maintenance charges over the life of the vehicle ranging from surface rot to failed brake systems. The proposed facility would be an all-weather and year round operation able to service the entire Town fleet, much of which is not serviced by current commercial operations. It is anticipated that this facility will be constructed on Town land with access to the Town's waste water treatment plant to meet State of Connecticut discharge regulations.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Planning/Design			50,000								50,000
Construction/Maintenance				550,000							550,000
<b>Total</b>			50,000	550,000							600,000

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding				550,000							550,000
Other			50,000								50,000
<b>Total</b>			50,000	550,000							600,000

#### Budget Impact/Other

Would give vehicles and equipment a longer life.

Average annual debt service cost = \$37,000

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 6

**Project Name** Public Works Site & Salt Storage Improvements

**Type** Building construction/reno

**Department** Public Works

**Useful Life** 50

**Contact** FRED HURLEY, DIRECT

**Category** Infrastructure

#### Description

The current salt storage capacity of the public works facility is approximately 1,500 tons under cover. Annual usage averages approximately 4,000 tons. The salt in storage needs to be protected from precipitation and sun until needed. Both environmental factors cause the salt to melt or leach prematurely and become a wasted product. In addition to environmental concerns, timely delivery of product becomes crucial if winter storm events have high frequency. Often mid-winter delivery is delayed or non-existent because every municipality and the State need new product at the same time. The supply chain becomes overloaded. The solution to reliability is increased salt storage capacity. We are proposing the addition of 2,000 tons of salt storage immediately adjacent to our existing salt storage/mixing facility. This would provide almost an average winter of salt available at the beginning of each season at the lowest annual price and surest delivery environment.

#### Justification

The current salt storage capacity of the public works facility is approximately 1,500 tons under cover. Annual usage averages approximately 4,000 tons. The salt in storage needs to be protected from precipitation and sun until needed.

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Planning/Design				50,000							50,000
Construction/Maintenance					600,000						600,000
<b>Total</b>				<b>50,000</b>	<b>600,000</b>						<b>650,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding					600,000						600,000
Other				50,000							50,000
<b>Total</b>				<b>50,000</b>	<b>600,000</b>						<b>650,000</b>

#### Budget Impact/Other

Average annual debt service cost = \$40,000

## Capital Improvement Plan

'22/'23 *thru* '31/'32

### Town of Newtown, Connecticut

**Project #** PW - 7

**Project Name** Transfer Station Improvements

**Type** Land Improvements

**Department** Public Works

**Useful Life** 25

**Contact** FRED HURLEY, DIRECT

**Category** Infrastructure

#### Description

The entire handling of solid waste is changing to a more digitally controlled operation. It will make it more flexible for the public to dispose of different types of material and the Town to manage and document the flow of materials. We have proposed re-designing the entire transfer station operation and introducing automated kiosk driven disposal chutes that allows each customer to dispose of both solid waste and selected recyclables by the pound. The system will run on an identification card linked to a payment method so that each customer will only pay for their actual disposal. The initial estimate for funding is \$400,000 with some portion of that used to engineer the site.

#### Justification

The entire handling of solid waste is changing to a more digitally controlled operation. It will make it more flexible for the public to dispose of different types of material and the Town to manage and document the flow of materials

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance					400,000						400,000
<b>Total</b>					<b>400,000</b>						<b>400,000</b>

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Bonding					400,000						400,000
<b>Total</b>					<b>400,000</b>						<b>400,000</b>

#### Budget Impact/Other

Average annual debt service cost = \$27,000

Capital Improvement Plan

'22/'23 thru '31/'32

Town of Newtown, Connecticut

Project # FS - 1

Project Name Sandy Hook Permanent Memorial

Department S.H. Permanent Memorial Comm

Contact

Type Unassigned

Useful Life 25

Category Unassigned

Description

Sandy Hook Permanent Memorial - This project has been appropriated

Justification

Prior	Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
2,000,000	Other	1,700,000										1,700,000
Total	Total	1,700,000										1,700,000

Prior	Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
2,000,000	Bonding	600,000										600,000
Total	Other	1,100,000										1,100,000
	Total	1,700,000										1,700,000

Budget Impact/Other

Average annual debt service on \$4,000,000 = \$270,000.

Capital Improvement Plan

22/'23 thru 31/'32

Town of Newtown, Connecticut

Project #

226

Project Name

Fairfield Hills Water Infrastructure

Type

Water & Wastewater Syste

Department

Water & Sewer Authority

Useful Life

50

Contact

FRED HURLEY, DIRECT

Category

Infrastructure

Description

Justification

Expenditures	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Construction/Maintenance					750,000						750,000
Total					750,000						750,000

Funding Sources	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	Total
Other					750,000						750,000
Total					750,000						750,000

## The American Rescue Plan Act of 2021 (ARP)

Signed into law on March 11, 2021

Provides significant resources to:

- State of Connecticut (\$4.77 billion)
- CT cities & towns (\$1.56 billion)
- CT independent agencies (\$1.67 billion)
- And direct payments to Connecticut residents (\$3.93 billion)

Newtown was awarded \$7,674,294. Half (\$3,837,147) was received in June 2021. The other half will be distributed a year later.

Funds must be obligated by December 31, 2024. Eligible uses of these funds fall into the following categories:

- Support public health response – fund COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff.
- Replace public sector revenue loss – use funds to provide government services to the extent of the reduction in revenue experienced due to the pandemic.
- Water and sewer infrastructure – make necessary investments to improve access to clean drinking water and invest in wastewater and storm water infrastructure.
- Address negative economic impacts – respond to economic harms to workers, families, small businesses, impacted industries, and the public sector.
- Premium pay for essential workers – offer additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors.
- Broadband infrastructure – make necessary investments to provide unserved or underserved locations with new or expanded broadband access.

A lot of items under these categories are better handled using State fiscal recovery funds. Some items will be addressed by direct payments to residents.

The attached Connecticut funding – initial allocations, estimates gives an idea of the various funding routes.

## **Possible uses of Newtown's fiscal recovery fund allocation:**

### Support public health response:

- Ventilation improvements – Hawley School

### Replace public sector revenue loss:

- Revenue loss has been calculated at \$2,400,000. This amount can be used for the provision of government services.
  - Wi-fi at the Community Center & Senior Center (45k)
  - Multi-purpose building roof (140k)
  - Police cameras (108k)
  - Community Center Patio (155k)
  - Community Center outdoor spray features (200k)
  - Fairfield Hills campus bike park (80k)
  - Parks & Recreation pavilion renovation (150k)

### Water and sewer infrastructure:

- Fairfield Hills – replace water distribution system

American Rescue Plan Act of 2021 - Connecticut Funding - Initial Allocations, estimates			
Extracted from: CT Office of Fiscal Analysis - Updated 5/14/2021			
			<b>FUNDING</b>
			(rounded)
		Newtown amount = \$7,674,294	
<b>STATE &amp; LOCAL AID</b>			
	State Fiscal Recovery Fund		2,650,000,000
	Local Fiscal Recovery Fund		1,560,000,000
	Coronavirus Capital Projects fund		141,500,000
<b>ARTS &amp; HUMANITIES</b>			
	National Endowment for the Arts		803,000
	National Endowment for the Humanities		870,000
<b>CHILDREN &amp; FAMILIES</b>			
	Child Care and Development Block Grant		106,500,000
	Child Care Stabilization Grants		170,300,000
	Head Start		6,700,000
	Low Income Home Energy Assistance Program		91,700,000
	Pandemic Emergency Assistance		7,100,000
<b>COMMERCE</b>			
	Economic Development Assistance Program		3,000,000,000
<b>COMMUNITY LIVING - SENIOR CITIZENS</b>			
	Community Living - Senior Citizens	Newtown school district estimated amount = \$1,172,000	15,900,000
<b>EDUCATION</b>			
	Elementary and Secondary School Emergency Relief Fund		1,100,000,000
	Emergency Assistance to Non-Public Schools		15,600,000
	Higher Education Emergency Relief Fund		369,600,000
	IDEA Part B		31,800,000
	Individuals with Disabilities Education Act (IDEA part C)		2,200,000
<b>DEPARTMENT OF HOMELAND SECURITY</b>			
	Emergency Management Performance Grant		1,400,000
<b>HOUSING AND URBAN DEVELOPMENT</b>			
	Homelessness Assistance and Supportive Services Program		35,940,000
<b>LABOR</b>			
	Extension Implementation Grant		275,000
<b>MENTAL HEALTH AND SUBSTANCE ABUSE</b>			
	Mental Health Block Grant		14,200,000
	Substance Abuse Block Grant		14,700,000
<b>TRANSPORTATION</b>			
	FTA Non-Urbanized (Rural) Intercity Bus Formular Grants		500,000
	Federal Transit Administration Urbanized Area Formula Grants		433,300,000
	FTA Nonurbanized (Rural) Area Formula Grants		800,000
	Enhanced Mobility of Seniors and Persons with Disabilities		600,000
<b>TREASURY</b>			
	Emergency Rental Assistance		186,700,000
	Homeowner Assistance Fund		not yet defined
	State Small Business Credit Initiative		TBD
<b>VARIOUS PROGRAMS</b>			
	Various Programs (USDA, COMMERCE, DHS, FCC, INDEPENDENT AGENCIES, DOL, HHS, DOT, HUD, TREASURY, EPA, VA)		181,485,000
<b>NOT YET DEFINED / TBD</b>			
			1,790,000,000
<b>CONNECTICUT TOTAL</b>			<b>11,930,473,000</b>

RECIPIENTS :

STATE.....\$4,770,000,000  
 DIRECT PMTS TO CT RESIDENTS.....\$3,930,000,000  
 INDEPENDENT AGENCIES.....\$1,670,000,000  
 CITIES & TOWNS.....\$1,560,000,000

## GFOA American Rescue Plan Act Guiding Principles

*Temporary Nature of ARPA Funds.* ARPA funds are non-recurring so their use should be applied primarily to non-recurring expenditures.

- Care should be taken to avoid creating new programs or add-ons to existing programs that require an ongoing financial commitment.
- Use of ARPA funds to cover operating deficits caused by COVID-19 should be considered temporary and additional budget restraint may be necessary to achieve/maintain structural balance in future budgets.
- Investment in critical infrastructure is particularly well suited use of ARPA funds because it is a non-recurring expenditure that can be targeted to strategically important long-term assets that provide benefits over many years. However, care should be taken to assess any on-going operating costs that may be associated with the project.

*ARPA Scanning and Partnering Efforts.* State and local jurisdictions should be aware of plans for ARPA funding throughout their communities.

- Local jurisdictions should be cognizant of state-level ARPA efforts, especially regarding infrastructure, potential enhancements of state funding resources, and existing or new state law requirements.
- Consider regional initiatives, including partnering with other ARPA recipients. It is possible there are many beneficiaries of ARPA funding within your community, such as schools, transportation agencies and local economic development authorities. Be sure to understand what they are planning and augment their efforts; alternatively, creating cooperative spending plans to enhance the structural financial condition of your community.

*Take Time and Careful Consideration.* ARPA funds will be issued in two tranches to local governments. Throughout the years of outlays, and until the end of calendar year 2024, consider how the funds may be used to address rescue efforts and lead to recovery.

- Use other dedicated grants and programs first whenever possible and save ARPA funds for priorities not eligible for other federal and state assistance programs.
- Whenever possible, expenditures related to the ARPA funding should be spread over the qualifying period (through December 31, 2024) to enhance budgetary and financial stability.
- Adequate time should be taken to carefully consider all alternatives for the prudent use of ARPA funding prior to committing the resources to ensure the best use of the temporary funding.

The influx of funds will undoubtedly benefit state and local finances, and aid in the recovery from the budgetary, economic, and financial impacts of the pandemic. Rating agencies will evaluate a government's use of the ARPA funds in formulating its credit opinion and, importantly, will consider your government's level of reserves and structural budget balance, or efforts to return to structural balance, as part of their credit analysis. Finance officers will play a critical role in highlighting the need to use ARPA funds prudently with an eye towards long-term financial stability and sustainable operating performance. The funding provided under ARPA provides a unique opportunity for state and local governments to make strategic investments in long-lived assets, rebuild reserves to enhance financial stability, and cover temporary operating shortfalls until economic conditions and operations normalize.