

**LEGISLATIVE COUNCIL REGULAR MEETING
COUNCIL CHAMBERS, 3 PRIMROSE STREET, NEWTOWN, CT
WEDNESDAY, DECEMBER 7, 2022**

MINUTES

PRESENT: Jeffrey Capeci, Phil Carroll, William DeRosa, Charles Gardner, Chris Gardner, Dan Honan, Lisa Kessler, Ryan Knapp, Michelle Embree Ku, Tom Long, Matthew Mihalcik

ABSENT: Angela Curi, First Selectman Dan Rosenthal

ALSO PRESENT: Finance Director Bob Tait, Members of the Lake Lillinonah Authority Scott Schifilliti and Shannon Young, Treasurer of the Lake Zoar Authority Bill May, Director of Public Works Fred Hurley, Police Chief David Kullgren, Board of Finance Members John Madzula and Chandravir Ahuja; 8 public, 0 press

CALL TO ORDER: Mr. Capeci called the meeting to order with the Pledge of Allegiance at 7:30 pm.

VOTER COMMENT: None

MINUTES: Mr. Charles Gardner moved to accept the minutes of the November 16, 2022 Legislative Council Regular Meeting. Seconded by Mr. DeRosa. Mr. Honan abstained. Motion passes (10-0).

COMMUNICATIONS: Town Clerk Debbie Halstead has reported to Mr. Capeci that an agreement with teachers union contract has been ratified by the teachers and approved. It will be put on the next LC agenda. If we don't act, it will automatically go into affect. We only have the opportunity to vote against it which would bring it back to binding arbitration.

COMMITTEE REPORTS: None

FIRST SELECTMAN'S REPORT: On behalf of the First Selectman, Mr. Tait reported on the elderly tax credits and the impact that the 2022 Social Security cost-of-living-adjustments (COLAs) would have on it. He respectfully asked the Council to consider this (att.) The 2022 COLA is at an increase of 8.7% which may push some of those that are currently receiving the benefit off of it. There are two proposals – the first one would change the income grouping. The second scenario would change the income grouping plus increase the benefit amount which would result in spending a little over \$1.5 million. Mr. Capeci said they can make this change without it going to the Ordinance Committee and will add it to the next meeting agenda. Mr. Tait continued by presenting a packet on the effects of the revaluation (att). CT State statutes require towns to reevaluate every five years. Total gross real estate has increased by 39%. If everything goes up in proportion, there would be no effect on taxes. Most of the homes went up about the same. Commercial increased by about 9%. The outliers are new construction and new sales. Using the grand list numbers we have now, the mill rate is estimated to be about 25.86 for the 2022 grand list. This is only an estimate based on the information we have right now.

OLD BUSINESS

Discussion and Possible Action

- \$11,157 Transfer from Contingency to Other Purchased Services (Lake Authorities)

Mr. Charles Gardner moved that we transfer \$11,157 from Contingency to Other Purchased Services (Lake Authorities). Seconded by Mr. Mihalcik. All in favor. Motion passes (11-0).

Mr. Knapp's overall comment was how much higher the Lake Lillinonah budget was from the Lake Zoar budget by more than \$100,000. He noticed a difference in insurance costs, wages and salaries, and police force charges. Mr. Schifilliti explained the Lake Lillinonah Authority covers a much larger area so there is more staff and more patrolling which are the primary drivers of why their budget is higher. Mr. Young added that Lake Lillinonah has a different set of standards on the way they run. They have three vessels, their own dock which has to be maintained, their own off-grid fueling facility and all the insurance costs associated with that. Mr. May said the Lake Zoar Authority has patrol officers which are employed by the surrounding towns that they come from. The only employees they have are drivers and patrol supervisor. The compensation insurance is minimal. They have saved about \$10,000 on liability insurance. Lake Zoar does not have its own dock. Monroe and Oxford help to patrol the lake and pay their own officers. Southbury is the only surrounding town that does not participate. Lake Lillinonah is the second largest on the state. Lake Zoar is half the size. Lake Lillinonah is using up twice as much gas for patrolling. Traffic on both lakes increased over covid and the numbers never declined.

NEW BUSINESS

Discussion and Possible Action

Mr. Capeci switched the order of agenda items and spoke on the transfers first.

- Transfer: \$116,000 from Public Works Salaries & Wages to Various Public Works Utility Line Items

Mr. Charles Gardner moved to transfer: \$116,000 from Public Works Salaries & Wages to Various Public Works Utility Line Items. Seconded by Mr. Carroll. All in favor. Motion passes (11-0).

Mr. Hurley explained that after looking at the budget's expenditures after the first three months, it was very apparent with increases in commodity costs that they would eventually run into issues with increase in costs (att.). He is hopeful that some of the pricing that came forth in their analysis declines - primarily gasoline and diesel prices are starting to drop. The transfer is a third of what they estimated. They plan to revisit it in January/February. By then, we should be able to see where diesel prices will go and determine the impacts on the budget going forward. Mr. Hurley added that they are trying really hard to fill the vacant positions, but it has been difficult to find the right fit.

- Transfer: \$22,256 from Police Salaries & Wages – Full Time to Vehicles

Mr. Charles Gardner moved to transfer: \$22,256 from Police Salaries & Wages – Full Time to Vehicles. Seconded by Mr. Mihalcik. All in favor. Motion passes (11-0).

- Resolution to appropriate \$42,000 for the purchase of a police administrative vehicle (\$32,000) and an additional amount needed for a budgeted police traffic vehicle in the capital & non-recurring fund (\$10,000) to be funded from the Police Grants Fund

Mr. Charles Gardner moved the resolution to appropriate \$42,000 for the purchase of a police administrative vehicle (\$32,000) and an additional amount needed for a budgeted police traffic vehicle in the capital & non-recurring fund (\$10,000) to be funded from the Police Grants Fund. Seconded by Mr. Mihalcik. All in favor. Motion passes (11-0).

Chief Kullgren explained that back in April they placed their typical order in for police vehicles. They found out in September that Ford Motor Company canceled thousands of orders nationwide – three of which were to be for Newtown. Our fleet officer was forced to go directly to the manufacturer which resulted in a 30% increase in cost. We need some additional funds to purchase the vehicles and outfit them (att.). We're only allowed three vehicles per year. The front line patrol cars for 2023 are going for about \$44,000 plus the outfitting. They last for about 100,000 miles, then they get pushed down to their

extra duty fleet for another 20,000-25,000 miles, and are then sent to auction.

- Presentation of the Board of Finance Approved Capital Improvement Plan

Mr. Madzula presented the Board of Finance approved CIP (att.). There were a lot of factors and challenges that went into this; a lot of which had to do with high costs and inflation. Mr. Ahuja emphasized that some of the reductions were due to the the utilization of ARP funds which is a huge benefit. There is nothing new on the capital front. Their biggest focus was on year one. Mr. Knapp commented that it looks encouraging as the debt percentage is going down.

- 2023 Legislative Council Meeting Calendar

Mr. Charles Gardner moved that we approve the 2023 Legislative Council Meeting Calendar. Seconded by Mr. DeRosa. All in favor. Motion passes (11-0).

Mr. Mihalcik made a friendly amendment to change the “special budget meetings” in March to “regular budget meetings.” (Att.)

VOTER COMMENT: None

ANNOUNCEMENTS: Ms. Ku shared correspondence with the State regarding the Newtown Forestry Ordinance (att.).

ADJOURNMENT: There being no further business, Mr. Honan moved to adjourn the meeting at 9:02 pm. Seconded by Mr. Carroll. All in favor.

*Respectfully submitted,
Rina Quijano, Clerk*

Attachments: Elderly Tax Credit Analysis, Revaluation Presentation, Public Works Transfer, Police Transfer, BOF Approved CIP, Legislative Council 2023 Meeting Calendar, Correspondence on Newtown Forestry Ordinance

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE LEGISLATIVE COUNCIL AT THE NEXT MEETING. ANY EDITS WILL BE REFLECTED IN THE MINUTES OF THE NEXT MEETING.

Newtown Code – Chapter 208. Taxation**TOWN OF NEWTOWN - ELDERLY TAX CREDIT PROPOSED CHANGE****Newtown Code - Section 208-2 F.**

(2)

For the 2014-2015 fiscal year and subsequent fiscal years (unless changed by the Legislative Council in accordance with this section), the modified income levels for the prior calendar year and the corresponding maximum available tax credits for those levels shall be as follows:

Reference Designation Modified Income Level Max Available Tax Credit LC subsequent Change

Group A	\$0 to \$45,000	\$2,525	\$2,900
Group B	\$45,001 to \$55,000	\$1,750	\$2,000
Group C	\$55,001 to \$65,000	\$1,300	\$1,500
Group D	\$65,001 to \$70,000	\$ 800	\$ 920

(3)

Modified income levels and corresponding maximum available tax credits are subject to change upon resolution by the Legislative Council, which may base such changes on recommendations to the Legislative Council from the office of the First Selectman. Current modified income levels and corresponding maximum available tax credits shall be made available to the public in the office of the Tax Collector.

Social security COLAS:

December

2020 1.3

2021 5.9

2022 8.7

**Town of Newtown
Elderly Tax Credit Program**

12/7/2022

Total Funding Available for Town-Based Benefit Program \$1,650,000

CURRENT PROGRAM

ELDERLY/DISABLED TAX RELIEF TOWN BENEFIT PROGRAM JULY 1, 2022:

Income Grouping	Benefit Amount	# of Recipients	Total Amount of Benefit
\$0 - \$45,000	\$2,900	308	\$893,200
\$45,001 - \$55,000	\$2,000	96	192,000
\$55,001 - \$65,000	\$1,500	86	129,000
\$65,001 - \$70,000	\$920	41	37,720
Other ***	Varies	37	48,524
Total		568	\$1,300,444

*** Recipients receiving less than full benefit amount due to percentage of property owned or meeting the 25% minimum tax requirement.

PROPOSED #1 JULY 2023:

Income Grouping Adjusted

Income Grouping	Benefit Amount	# of Recipients	Total Amount of Benefit	
\$0 - \$50,000	\$2,900	356	\$1,032,400	308+48 =356
\$50,001 - \$60,000	\$2,000	91	182,000	48+43=91
\$60,001 - \$70,000	\$1,500	64	96,000	43+21=64
\$70,001 - \$75,000	\$920	64	58,880	
Other ***	Varies	37	48,524	
Total		612	\$1,417,804	

PROPOSED #2 JULY 2023:

Income Grouping & Benefit Amount Adjusted

Income Grouping	Benefit Amount	# of Recipients	Total Amount of Benefit	
\$0 - \$50,000	\$3,200	356	\$1,139,200	308+48 =356
\$50,001 - \$60,000	\$2,200	91	200,200	48+43=91
\$60,001 - \$70,000	\$1,650	64	105,600	43+21=64
\$70,001 - \$75,000	\$1,000	64	64,000	
Other ***	Varies	37	48,524	
Total		612	\$1,557,524	

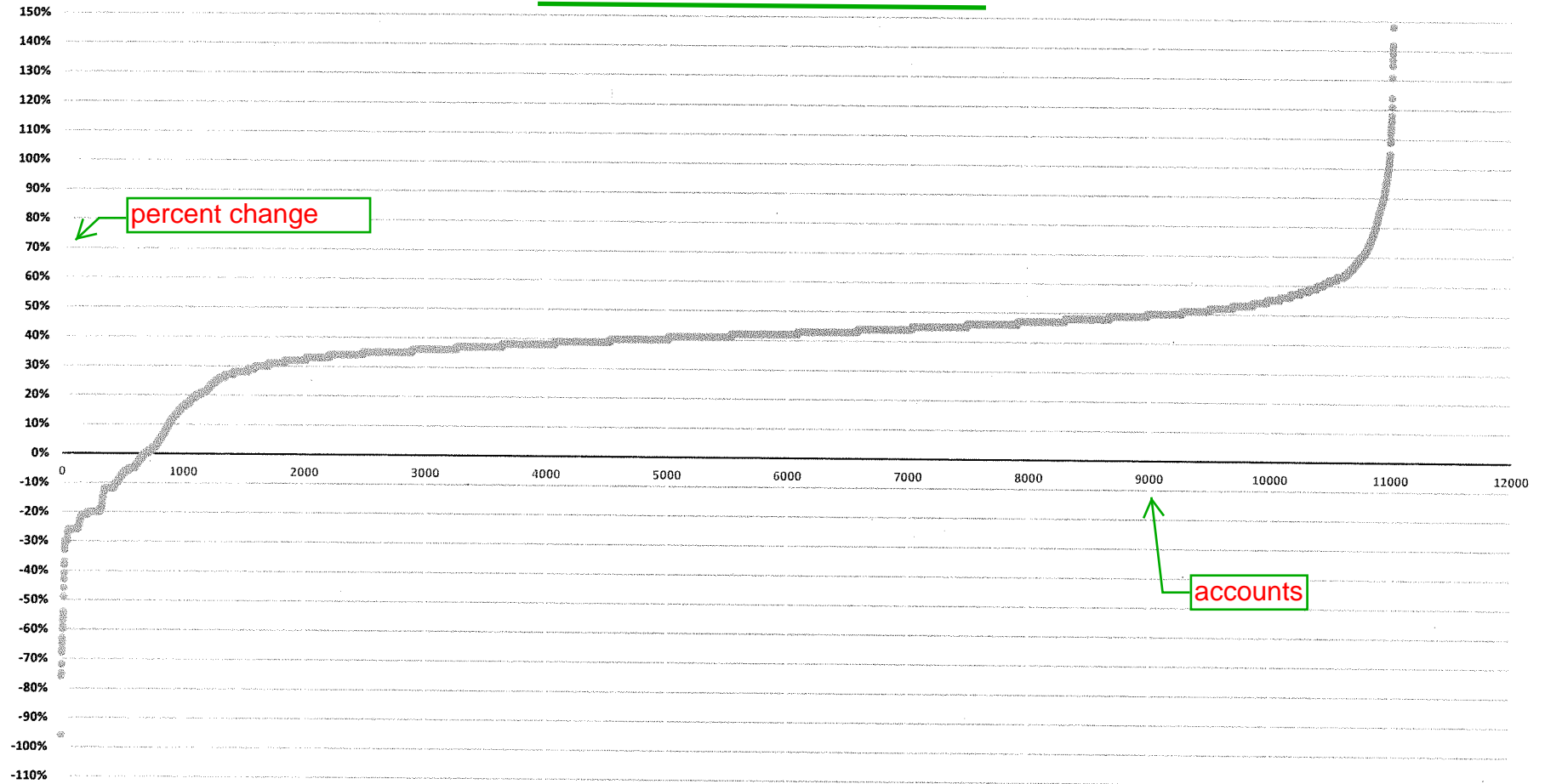
Town of Newtown 10/01/2022 Revaluation

The State of Connecticut mandates that Cities and Towns revalue all property every five years (CT Gen Stat § 12-62). The primary purpose of a revaluation is to eliminate any assessment inequities that may have developed since the previous revaluation. The last revaluation in Newtown was conducted in 2017. Since that time, changes in economic conditions may have created inequities. Revaluation balances the Town's real property tax burden among its taxpayers, based on fair market value. A certified revaluation company, Vision Government Solutions, has been hired by the Town to assist the Assessor department.

- Revaluation analysis – comparing the 2022 “revalued” grand list to the 2021 grand list (revalued on 10/01/2017).
- Graph illustrating the old to new assessments percent change.
- Estimated effect of assessment increase on mill rate.
- An illustration on revaluation and its effect on the mill rate.

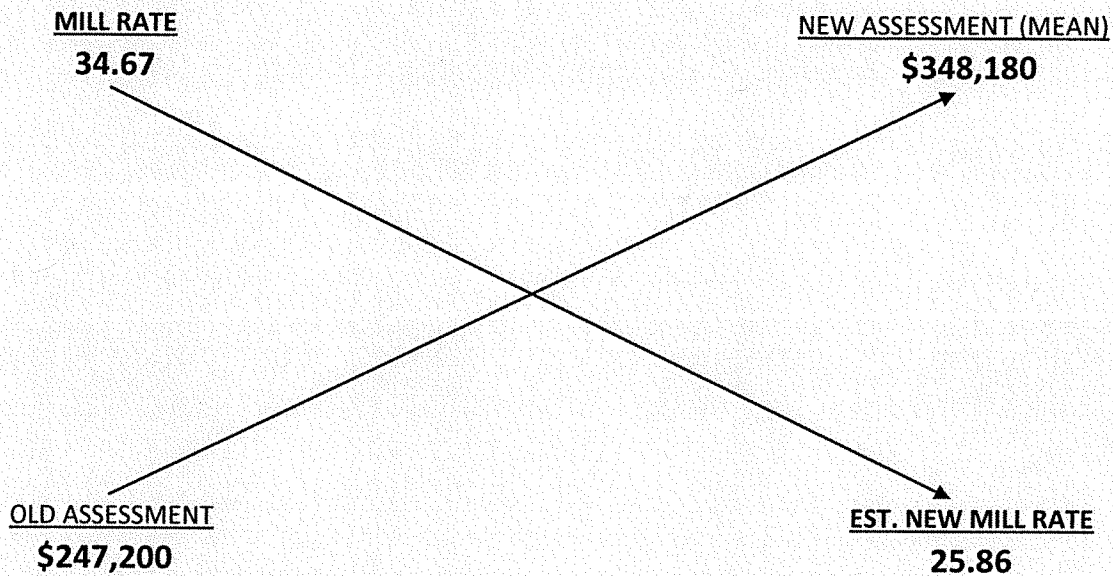
Town of Newtown							
Revaluation Analysis							
10/1/2022							
	REVAL				Increase		
Assessments	2022 Grand List		2021 Grand List		\$	%	
Gross Real Estate	4,042,629,261		2,911,748,549		1,130,880,712	38.8%	
Net Taxable Assessments:							
Taxable Real Estate	4,025,074,771		2,895,441,327		1,129,633,444	39.0%	
Personal	152,331,146		150,601,391		1,729,755	1.1%	
Motor Vehicle	354,049,694	a.	334,009,145		20,040,549	6.0%	
Total Net Assessment	4,531,455,611		3,380,051,863		1,151,403,748	34.1%	
a. estimate							
Gross Real Estate Detail:							
Residential	3,637,059,410	90.0%	2,543,068,184	87.3%	1,093,991,226	43.0%	9.1%
Commercial	252,497,460	6.2%	237,513,962	8.2%	14,983,498	6.3%	
Industrial	72,471,560	1.8%	60,676,445	2.1%	11,795,115	19.4%	
Public Utility	3,729,370	0.1%	3,194,420	0.1%	534,950	16.7%	
10% Penalty	7,098,971	0.2%	5,778,488	0.2%	1,320,483	22.9%	
Vacant Land	56,486,040	1.4%	53,911,010	1.9%	2,575,030	4.8%	
Use Assessment	1,998,650	0.0%	1,284,230	0.0%	714,420	55.6%	
Apartments	11,287,800	0.3%	6,321,810	0.2%	4,965,990	78.6%	
Total Gross Real Estate	4,042,629,261	100.0%	2,911,748,549	100.0%	1,130,880,712	38.8%	
2023-24 Estimated Mill Rate Calculation:							
(Before any 2023-24 budget increase)	X	=	3,380,051,863				
	34.67		4,531,455,611				
	X	=	25.86				

OLD TO NEW ASSESSMENTS - PERCENT CHANGE



Town of Newtown
Assessment Revaluation
10/1/2022

Estimated Effect of Assessment Increase on Mill Rate:



Old Tax Bill / New Tax Bill (using above information & assumed motor vehicle assessments):

	<u>OLD TAX BILLS</u>	<u>EST. NEW TAX BILLS</u>	<u>DIFFERENCE</u>	
			\$	%
Residential Home	\$8,570.42	\$9,003.93	\$433.51	5.1%
Vehicle #1 (\$25,000)	\$ 811.50	\$ 646.50	(\$165.00)	-20.3%
Vehicle #2 (\$15,000)	\$ 486.90	\$ 387.90	(\$99.00)	-20.3%
(old vehicle mill rate = 32.46)	<u>\$9,868.82</u>	<u>\$10,038.33</u>	<u>\$169.51</u>	<u>1.7%</u>

How to Calculate your estimated tax bill (due to revaluation):

- *** New assessment amount from your revaluation notice divided by 1,000; times by 25.86
- *** For motor vehicle tax - Take your prior tax amount times 0.75 (i.e. should be 20% less than prior year)

Note: The new Mill Rate is an estimate based on information available now.

REVALUATION AND ITS EFFECT ON THE MILL RATE - ILLUSTRATION

2021 list year (2022-23)

- Adjusted net taxable grand list \$3,378,551,863
- Tax levy (including elderly and other tax credits) \$ 117,143,622
- Adopted mill rate 34.67
- Mill rate applied to adjusted net taxable grand list:

\$3,378,551,863 divided by 1,000 times 34.67 = \$117,134,393 = tax levy (small difference due to rounding)

** Mill rate is per 1,000. We know percent (%) is per 100. Most people understand % because we grew up learning % and use it in our everyday lives. We know 100% is the whole thing; 50% is half of a thing and 25% is a quarter.

**A mill rate can be converted to a percent by moving the decimal place once to the left.

A mill rate of 34.67 = 3.467%.

**So using the above information, with a grand list amount of \$3,378,551,863 and in order to collect a tax levy of \$117,143,622 we need to apply 3.467% to the grand list amount.

$$\$3,378,551,863 \times 3.467\% = \$117,134,393$$

NOW – The 2022 revaluation increased the net taxable grand list to \$4,531,455,611 (motor vehicle amount is an estimate).

**Applying the same 3.467% (or mill rate 34.67) would result in an amount much greater than the current tax levy.

**Lets find out what % is needed to get the same tax levy of \$117,134,393.

$$\$117,134,393 \text{ divided by } \$4,531,455,611 = 2.585\%$$

A lower % is required because of the increased grand list (increased property market values)

** 2.585% = 25.85 mill rate

**TOWN OF NEWTOWN
APPROPRIATION (BUDGET) TRANSFER REQUEST**

FISCAL YEAR 2022 - 2023 DEPARTMENT Public Works DATE 11/15/22

	<u>Account</u>	<u>Amount</u>	
FROM:	101135000000-5110SALARIES & WAGES - FULL TIME	(116,000)	USE NEGATIVE AMOUNT
	.		
	.		
	.		
	.		
	.		
	.		
	.		
TO:	101136500000-5622ENERGY - ELECTRICITY	10,000	USE POSITIVE AMOUNT
	101135000000-5625ENERGY - GASOLINE/DIESEL	33,000	
	101135000000-5625ENERGY - GASOLINE/DIESEL	24,000	
	101136500000-5624ENERGY - OIL/NATURAL GAS	13,000	
	101136500000-5624ENERGY - OIL/NATURAL GAS	8,000	
	101136500000-5624ENERGY - OIL/NATURAL GAS	1,000	
	101135100000-5661SALT	27,000	
	.		
	.		

REASON:

Transfer to utility accounts due to increasing prices. This will cover approximately 33% of the expected annual increase. Further on into the fiscal year an updated analysis will be completed with the latest data to determine what additional budget transfers to utility accounts are required.
Amount available in salaries & wages due to position vacancies.

AUTHORIZATION:

(1) DEPARTMENT HEAD

(2) FINANCE DIRECTOR

(3) SELECTMAN

(4) BOARD OF SELECTMEN

(5) BOARD OF FINANCE

(6) LEGISLATIVE COUNCIL

date:

11/15/22

11/15/22

AUTHORIZATION SIGN OFF

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



4 TURKEY HILL ROAD
NEWTOWN, CONNECTICUT 06470
FAX (203) 426-9968

FREDERICK W. HURLEY, JR
PUBLIC WORKS DIRECTOR
(203) 270-43

PUBLIC WORKS DEPARTMENT

To: First Selectman, Dan Rosenthal
From: Public Works Director, Fred Hurley
Subject: 2022 Electricity Analysis
Date: 10/28/22

This analysis will include where we came from, where we are and some picture of where we are going. Attachments A, B and C are the budget presentation overall for 2022, our current budget expenditure sheet and the building breakdown spreadsheet respectively.

Attachment "A" shows the electricity budget actuals for 2019 (\$238,984), 2020 (\$265,848) and 2021 (\$250,538). The changing amounts were impacted by energy conservation projects paid on the usage bill coming on and off of those bills. The other major impact was the benefit derived from long term supply contracts that dropped the supply rate per KWH from \$.089 to the current \$.0725. The latter rate continues thru this entire fiscal year and ends in December 2023

Attachment "B" shows the current status of accounts. On the line for electricity it shows a deficit of \$8,801.77. This item will vary for both positive and negative reasons. The reimbursement of \$25,952, (Attachment C) from the Board of Education for their share of the Municipal Center, has not yet been applied. Coverage for the Sandy Hook Memorial (\$7,000) had to be added. The largest impact will be the 15% overall increase for transmission and delivery (T&D) charges by Eversource.

T&D represents 58.12% of the average bill. Using our base year T&D (\$155,220.50) and adjusting for the inclusion of the Memorial (\$4,088), the 15% increase will add \$23,896 to our current budget. These two items however are not related to volatility in the natural gas market. That issue will impact the next budget with our supply costs fixed for this entire budget.

There were two positive factors that impacted this budget. The supply rate from the last year dropped from \$.0825 to \$.0725. This is a \$13,899 year over year reduction. Also. The virtual net meter (VNM) savings for three of our buildings will rise. (Municipal Center, Police Station and Public Works). All three buildings are on Eversource Rate 30. Rate 30 is the base for determining VNM savings and this rate has been going up. Thus, so have the VNM savings because they are a percentage function of Rate 30. The increased savings will be approximately \$2,000. When all the pluses and minuses are calculated, there will be a shortage in this year's

"A"

DEPARTMENT: PUBLIC BUILDING MAINTENANCE

MISSION/DESCRIPTION

This department provides general and contracted maintenance of various public facilities including the New (and old) Police building, the Multi-Purpose Center, the Animal Control building, the Town garage, the Emergency Operations building and the Municipal Center.

BUDGET HIGHLIGHTS

The budget for the Public Building Maintenance department, for fiscal year 2022-23 increased by \$56,190 or 6.63%. The increase is mainly due to three items. Anticipation of water and sewer benefit assessment at Fairfield Hills (\$15,000); increased maintenance of aging HVAC (\$5,000); and increased contractual services (\$25,000) for increased building square footage that is no longer under warranty (new PD). On a brighter note, electricity will be down slightly as ending of conservation project funding on the bills offsets anticipated rate changes.

PUBLIC BUILDING MAINTENANCE BUDGET

PUBLIC BUILDING MAINTENANCE	2019 - 2020	2020 - 2021	2021 - 2022		12/31 ACTUAL	1st SELECTMAN		2022 - 2023 BUDGET		CHANGE	
	ACTUALS	ACTUALS	ADOPTED	AMENDED		PROPOSED	PROPOSED	BOS	BOF	\$	%
SALARIES & WAGES - FULL TIME	78,568	80,912	85,290	85,290	25,739	87,422	87,422	87,422	87,422	2,132	2.50%
SALARIES & WAGES - OVERTIME	6,180	2,502	6,000	6,000	1,388	6,000	6,000	6,000	6,000	-	0.00%
GROUP INSURANCE	45,353	45,796	47,164	47,164	46,928	48,565	48,565	48,565	48,565	1,401	2.97%
SOCIAL SECURITY CONTRIBUTIONS	6,296	6,116	6,984	6,984	2,029	7,147	7,147	7,147	7,147	163	2.33%
RETIREMENT CONTRIBUTIONS	11,321	3,340	4,347	4,347	2,707	4,267	4,267	4,267	4,267	(80)	-1.83%
OTHER EMPLOYEE BENEFITS	465	650	650	650	325	650	650	650	650	-	0.00%
WATER / SEWERAGE	59,301	53,138	70,000	70,000	22,846	85,000	85,000	85,000	85,000	15,000	21.43%
REPAIR & MAINTENANCE SERVICES	37,288	39,466	54,654	54,654	3,064	60,000	60,000	60,000	60,000	5,346	9.78%
CONTRACTUAL SERVICES	168,537	169,386	214,331	214,331	93,206	240,000	240,000	240,000	240,000	25,669	11.98%
GENERAL MAINTENANCE SUPPLIES	26,153	13,958	6,840	6,840	3,603	10,000	10,000	10,000	10,000	3,160	46.20%
ENERGY - ELECTRICITY	238,984	265,848	250,538	250,538	123,093	240,000	240,000	240,000	240,000	(10,538)	-4.21%
ENERGY - OIL / NATURAL GAS	81,847	90,750	101,063	101,063	26,578	115,000	115,000	115,000	115,000	13,937	13.79%
CAPITAL	61,401	6,780	-	-	-	-	-	-	-	-	-
	821,694	778,643	847,861	847,861	351,506	904,051	904,051	904,051	904,051	56,190	6.63%

DEPARTMENT: PUBLIC BUILDING MAINTENANCE

Cost breakdown by Building by Entity (Town/BOE/Community Center):

Total	Municipal Center		Police Bldg.	NEW PD	MultiPurpose Bldg.	Animal Control	Town Garage	EOC Bldg.	Wellness Center	Trades Lane		P & R Utilities	Other Town Bldg	Sr Center
	Town	BOE*								Town	BOE*			
	68%	32%								70%	30%			
SALARIES & WAGES-FULLTIME	87,422			34,969										52,453
SALARIES & WAGES-OVERTIME	6,000			3,000										3,000
GROUP INSURANCE	48,565			19,426										29,139
SOCIAL SECURITY CONTRIBUTIONS	7,147			2,859										4,288
RETIREMENT CONTRIBUTIONS	4,267			1,707										2,560
OTHER EMPLOYEE BENEFITS	650			325										325
WATER / SEWERAGE	85,000	49,608	23,316	2,000	1,800	6,558	800	2,828	550	2,288	981	14,107	2,043	1,418
REPAIR & MAINTENANCE SERVICES	60,000	19,353	2,738	22,747	5,721	507	5,000	600						3,072
CONTRACTUAL SERVICES	240,000	95,853	45,107	39,725	13,000	19,205	20,225	10,153	10,925			5,025		17,889
GENERAL MAINTENANCE SUPPLIES	10,000			4,000		1,000	2,000							3,000
ENERGY - ELECTRICITY	240,000	55,148	25,952	24,562	18,607	5,676	15,528	7,230	5,220			48,039	14,547	36,035
ENERGY - OIL/NATURAL GAS	115,000	19,040	8,960	17,115	9,532	5,625	15,403	4,553	5,176	13,764	5,899	7,865	1,006	7,806
SUBTOTAL	904,051	239,002	106,073	172,434	48,660	38,571	58,956	25,364	21,871	16,052	6,880	75,036	17,596	160,986
CAPITAL														
GRAND TOTAL	904,051	239,002	106,073	172,434	48,660	38,571	58,956	25,364	21,871	16,052	6,880	75,036	17,596	160,986

Trades Lane electric - that is for star power. BOE pays for electric usage

* Not included in Public Building Maintenance budget



"E"

Fred Hurley <fred.hurley@newtown-ct.gov>

B&I

1 message

Jeff Mayer <jeff.mayer@traditionenergy.com>

To: "fred.hurley@newtown-ct.gov" <fred.hurley@newtown-ct.gov>

Thu, Oct 27, 2022 at 11:27 AM

	Adder	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Line Loss	All-In
25 % Block	\$0.04130	\$0.09033												\$0.00460	\$0.13163
25 % Block	\$0.04130	Float												\$0.00460	
25 % Block	\$0.04130	Float												\$0.00460	
25 % Block	\$0.04130	Float												\$0.00460	
															\$0.13163

Jeffrey R Mayer
Director



9 West Broad Street, 9th Floor

Stamford, CT 06902

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our shortfall for the balance of the year would be an additional \$87,480 . This estimate covers \$1.62 loss per gallon over our budget estimate of \$2.45 per gallon and the remaining usage of 54,000 gallons.

The combined potential estimated additional shortage is \$159,120. Add that to the existing shortage of \$10,640 and the grand total is \$169,760.

Aside from prices dropping substantially, the most positive course of action is reduction of consumption. Having more men in a truck going to a job site and reduced idling times has already reduced our diesel consumption year over year by 3,000 gallons.(Attachment D) Another administrative action we can take is limiting our fuel orders at the end of the fiscal year. This action alone could reduce the current budget impact by 3,000 to 6,000 gallons. We will look for other measures but similar requests to other departments would need to come from your office.

" 6 "

DESCRIPTION	AMOUNT	DATE
5001 GALS GAS	\$12,188.47	09/06/22
GAS-6000	\$14,623.23	09/06/22
GAS - 5000 GALLO	\$12,186.03	09/30/22
16001	\$38,997.73	
60000 Town	\$5,403.92 BOE Reimbursement	\$2.44
9000 BOE		
2076.9		
DIESEL - 3000 GAL	\$12,236.10	07/28/22
6000 DIESEL	\$22,065.25	09/06/22
DIESEL - 6000	\$20,732.65	10/07/22
6000	\$30,360.00 ESTIMATE	\$4.08
21000	\$85,394.00	\$3.68
	\$12,200.00 from 21/22	\$3.46
	\$51.06 BOE Reimbursement	\$5.06
		AVERAGI
		\$4.07
78700 Town		
0 BOE		
	\$330,150.00 Budget	

FUELMASTER TRANSACTION LISTING

Y D "

TRANSACTIONS LISTED BY CUSTOMER ID

From Date: 7/1/2021
Time: 12:00:00AM

To Date: 10/18/2021
Time: 4:20:59PM

Page 37 of 37

Print Date: 10/18/2022 Time: 4:22:39PM

Product Summary for all Transactions

<u>Product</u>	<u>Description</u>	<u>Transactions</u>	<u>Quantity</u>	<u>Total Cost</u>
1	Unleaded	1,454	15,524.80 GL	31,825.89
2	Diesel	885	20,809.96 GL	30,174.37
Total Product Summary:		2,339	36,334.76	62,000.26



4 TURKEY HILL ROAD
NEWTOWN, CONNECTICUT 06470
FAX (203) 426-9968

FREDERICK W. HURLEY, JR
PUBLIC WORKS DIRECTOR
(203) 270-43

PUBLIC WORKS DEPARTMENT

To: First Selectman, Dan Rosenthal
From: Public Works Director, Fred Hurley
Re: Heating Price Movement (Natural Gas / Heating Oil / Propane)
Date: 10/20/2022

The heating line item encompasses three types of fuel that includes natural gas, heating oil and propane. The largest commodity is natural gas and is the first analysis.

NATURAL GAS:

The Town and Board of Education are on market rate from the utility for natural gas and have been for many years. Newtown was part of the market purchase board for CROG until that board was suspended because there were (and continue to be) no third party supply opportunities that were better than that offered by the utility. The Town has trolled the market several times over the past few years just to see if the availability of third party offerings were "now" more attractive than that offered by the utility. There were no offerings.

As with oil, the natural gas supply markets face pressures from the current instability in Europe, for somewhat different reasons. The bulk of the gas supplied in New England is pipeline supply from North American wells. However, when needed there are injection of LNG into the system from the port of Boston. The percentage of overall supply that these injections represent are very small but can have a disproportionate impact on pricing. A \$6 cost for a unit of NG representing 90% of the load and \$100 for a unit of LNG representing 10% of the load leaves you with an average price per unit of \$15.40. It doesn't apply all the time but enough to make a significant impact on overall pricing.

It is impossible to draw straight line comparisons or conclusions between different buildings because of the wide variation in the rate structures determined by quantity of use. This is also true for delivery charge. Accordingly, we blended pricing since July, by adding all the buildings together and weighted their impact by consumption and rate based on pricing since July.

Our conclusion is that the average cost per unit (CCF) of natural gas has risen from an initial budget estimate last fall of \$1.72 per CCF to a current price of \$2.45 per CCF. An increase of 42% or \$.73 per CCF. Using this assumption, the shortfall of funding for 52,573 CCF of

<u>FISCAL YEAR</u>	2022 - 2023	<u>DEPARTMENT</u> Police	<u>DATE</u>	11/15/22
--------------------	-------------	--------------------------	-------------	----------

REASON:

AUTHORIZATION:

(6) LEGISLATIVE COUNCIL

11/15/22

11/15/22

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

A resolution authorizing an appropriation of \$42,000 for the purchase of a police administrative vehicle (\$32,000) and an additional amount needed for a budgeted police traffic vehicle in the capital & non-recurring fund due to rising costs (\$10,000) to be funded from the Police Grants Fund.

Town of Newtown

Additional Funding Required for Two Patrol Cars & One Traffic Car Plus an Admin. Car to be Funded by Police Grant Fund

2000

[illegible]

Town of Newtown – Board of Finance Recommended 2023/24 CIP – Talking Points

- Total five year amount recommended is \$58,700,000. Compared to total five year amount in the current LC adopted CIP of \$60,972,500.
- Total five year BONDED amount recommended is \$38,065,000. Compared to total five year bonded amount in the current LC adopted CIP of \$38,487,500.
- As planned, bonded debt break (no bonding) now appears in year two of the Board of Finance recommended.
- Recommended bonded amounts (five year total of \$38,065,000) are well planned out in the five year debt forecast schedule (page 43 of the CIP report). Estimated debt service as a percent of total budget is less than 8% for all five years planned.
 - Debt forecast assumptions have been adjusted to reflect current trends. The first year average bond interest rate used is 3.90%. This came from a November 1 report. The December 1 report shows a 3.3% rate. 3.90% has been kept as a conservative measure. As has the budget increase assumption of 2% been kept.
- For the most part, projects in years two through five in the current 2022/23 LC adopted CIP have been kept intact. A few have been moved to another year. Some amounts have been changed due to inflation and scope. The following schedule compares years two through five on the current LC adopted CIP to years one through four on the working Board of Finance recommended CIP 2023/24:

To mention a few (all differences are on the schedule)

- Bridge replacement program amounts have increased due to federal regulations and inflation.
- Multi-purpose building's scope has changed. Just HVAC & ventilation (need to change project name).
- Municipal center roof amount has increased due to a more current estimate.
- Fairfield Hills building remediation amounts have been shifted one year into the future until things become clearer about the use of the campus.
- Library HVAC has increased in scope (a more comprehensive HVAC project). The \$800,000 in year one is planned to be added to the 2022-23 \$350,000 in the current approved CIP.
- The truck washing station has been moved one year into the future. It is more of a place holder until it can be determined if other area towns want to participate in the use of the facility (fee based). Failing that, the project will not happen.
- A sidewalk program has been added in year 3 using other funds.
- Some projects were taken out because they were funded by ARP funds.

TOWN OF NEWTOWN

BOARD OF FINANCE RECOMMENDED CIP - 2023/24 COMPARED TO PRIOR YEAR 2022/23 LC ADOPTED

2023 - 2024 (YEAR ONE)

		<u>Board of Finance</u>	<u>Prior year #2</u>		
	<u>Dept.</u>	<u>Recommended</u>	<u>LC Adopted</u>	<u>Difference</u>	<u>Comments</u>
1	Capital Road Program	PW 3,050,000	3,050,000	-	
2	Bridge Replacement Program	PW 600,000	400,000	200,000	Federal regulations and inflation has increased the price.
3	Multi-Purpose Building Electrical/Mechanical/HVAC	PW 200,000	413,000	(213,000)	It was determined that air conditioning and ventilation was main focus. Electrical and other mechanical systems are ok.
4	Municipal Center - Roof Remediation & Replacement	PW 1,550,000	1,000,000	550,000	Revised estimate based on inflation and materials.
5	Replacement of Fire Apparatus	FIRE 1,085,000	1,085,000	-	
6	Town Match - Grants (contingency)	ECON DEV 200,000	200,000	-	
7	Building Remediation / Demo / Campus Infrastructure	FHA -	1,500,000	(1,500,000)	Fairfield Hills building remediation pushed to future years due to historic tax credits timing.
8	Lake Lillinonah Park Improvements	P & R -	500,000	(500,000)	Project moved to 2025-26
9	Library HVAC	LIB 800,000	-	800,000	Comprehensive library HVAC design determined to be one million +. \$800k to be added to \$350 in 2022/23.
10	Library Parking Lot/Building Upgrades	LIB -	570,000	(570,000)	HVAC deemed the priority. Parking lot moved to 2025/26.
11	Hawley - Ventilation and HVAC (part 3 of 3)	BOE 4,000,000	4,000,000	-	
12	Head O'Meadow - Replace Condensing Units	BOE 600,000	750,000	(150,000)	Newest cost estimate
13	Middle School - HVAC Improvements Design	BOE 450,000	450,000	-	
14	High School - HVAC Replacements - B Wing	BOE 1,200,000	850,000	350,000	Newest cost estimate
	TOTALS	13,735,000	14,768,000	(1,033,000)	Bonding difference = (\$733,000)

	2024 - 2025 (YEAR TWO)					
			Board of Finance	Prior year #3		
		Dept.	Recommended	LC Adopted	Difference	Comments
15	Capital Road Program	PW	3,100,000	3,100,000	-	
16	Town Match - Grants (contingency)	ECON DEV	200,000	200,000	-	
17	Truck Washing Station (design)	PW	-	50,000	(50,000)	Truck washing station moved one year into the future. Project is determined on other towns participating.
	TOTALS		3,300,000	3,350,000	(50,000)	Bonding difference = -0-
	2025 - 2026 (YEAR THREE)					
			Board of Finance	Prior year #4		
		Dept.	Recommended	LC Adopted	Difference	Comments
18	Capital Road Program	PW	3,150,000	3,150,000	-	
19	Bridge Replacement Program	PW	600,000	400,000	200,000	See line #2
20	Truck Washing Station (design)	PW	50,000	550,000	(500,000)	Truck washing station moved one year into the future. Project is determined on other towns participating.
21	PW Site & Salt Storage Improvements (1 OF 2)	PW	50,000	50,000	-	
22	Replacement of Fire Apparatus	FIRE	825,000	800,000	25,000	Amount increased to account for inflation.
23	Building Remediation / Demo / Campus Infrastructure	FHA	2,000,000	2,000,000	-	
24	Town Match - Grants (contingency)	ECON DEV	200,000	200,000	-	
25	Sidewalk Program	ECON DEV	500,000	-	500,000	Amount added to account for sidewalk program. Planned to be funded by grants or cap non-rec
26	Treadwell Artificial Turf & Lighting	P & R	-	800,000	(800,000)	Moved to 2026/27
27	Edmond Town Hall Building Renovations	ETH	530,000	550,000	(20,000)	Reduced due to grants
28	Library Parking Lot / Sidewalks	LIB	600,000	-	600,000	See line #10
29	Treadwell Park Playground Replacement	P & R	500,000	-	500,000	New item due to condition of playground
30	Lake Lillinonah Park Improvements	P & R	500,000	-	500,000	See line #8
31	Rail Trail - Batchelder Park	P & R	1,400,000	1,400,000	-	
32	Middle School - HVAC Improvements	BOE	8,000,000	8,000,000	-	
	TOTALS		18,905,000	17,900,000	1,005,000	Bonding difference = \$505,000

	2026 - 2027 (YEAR FOUR)					
			<u>Board of Finance</u>	<u>Prior year #5</u>		
		<u>Dept.</u>	<u>Recommended</u>	<u>LC Adopted</u>	<u>Difference</u>	<u>Comments</u>
33	Capital Road Program	PW	3,200,000	3,200,000	-	
34	Bridge Replacement Program	PW	600,000	400,000	200,000	See line #2
35	PW Site & Salt Storage Improvements (2 OF 2)	PW	600,000	600,000	-	
36	Truck Washing Station	PW	550,000	-	550,000	See line #20
37	Transfer Station Improvements	PW	-	400,000	(400,000)	Project funded by ARP funds
38	Fairfield Hills Water Infrastructure	WSA	-	750,000	(750,000)	Project funded by ARP funds
39	Replacement of Fire Apparatus	FIRE	845,000	820,000	25,000	Amount increased to account for inflation.
40	Treadwell Artificial Turf & Lighting	P & R	1,050,000	-	1,050,000	See line #26
41	Maintenance Yard Improvements	P & R	350,000	-	350,000	Placed in the same year as the truck washing station. Improvements will be have to be made before station (if it is a go)
42	Building Remediation / Demo / Campus Infrastructure	FHA	2,000,000	2,000,000	-	
43	Town Match - Grants (contingency)	ECON DEV	200,000	200,000	-	
44	Middle Gate - Window Replacement	BOE	1,100,000	1,100,000	-	
45	Middle Gate - Bathrooms Renovations	BOE	200,000	200,000	-	
46	High School - HVAC Replacements (pool area)	BOE	400,000	400,000	-	
47	High School - Replace F-Wing Chiller	BOE	500,000	500,000	-	
48	High School - Roof Replacement - BUR areas	BOE	450,000	450,000	-	
49	Reed School - Rebuild Chillers, Upgrade Controls	BOE	400,000	-	400,000	LC took off in prior year #1 . Project moved to later year for discussion purposes.
	TOTALS		12,445,000	11,020,000	1,425,000	Bonding difference = \$1,375,000
	Appropriated					
						Note: Total five year bonding amount for 2023/24 CIP = \$38,065,000. Total five year bonding amount for 2022/23 CIP = \$38,487,000.

TOWN OF NEWTOWN 2023-2024 CIP FIVE YEAR FORECAST

11/29/2022

current yr 2023-24 TO 2027-28 CIP

		2022-2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	Total Est.		
	Current	Planned	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Debt Service		
Fiscal	Debt	2023 Bond	2024 Bond	2025 Bond	2026 Bond	2027 Bond	2028 Bond	Fiscal Year		Debt.
Years	Service	Issue	Issue	Issue	Issue	Issue	Issue			Service
Ending	Schedule	(03/15/2023)	(03/15/2024)	(03/15/2025)	(03/15/2026)	(03/15/2027)	(03/15/2028)	Total	General Fund	as a % of
									Budget	Budget

PRINCIPAL AMOUNT>>> 6,000,000 10,000,000 - 13,000,000 8,250,000 6,750,000 38,000,000 ← FIVE YEAR BORROWING AMOUNT

*	06/30/2023	9,611,232						9,611,232	123,219,554	7.80%
*	06/30/2024	9,264,888	534,000					9,798,888	125,683,945	7.80%
*	06/30/2025	8,617,704	522,300	915,000				10,055,004	128,197,624	7.84%
	06/30/2026	8,662,854	510,600	894,250	-			10,067,704	130,761,576	7.70%
	06/30/2027	7,946,531	498,900	873,500	-	1,196,000		10,514,931	133,376,808	7.88%
	06/30/2028	6,974,853	487,200	852,750	-	1,168,700	761,500	10,245,003	136,044,344	7.53%
	06/30/2029	6,105,970	475,500	832,000	-	1,141,400	744,070	9,922,440	138,765,231	7.15%
	06/30/2030	5,860,595	463,800	811,250	-	1,114,100	726,640	9,585,605	141,540,536	6.77%
	06/30/2031	5,703,737	452,100	790,500	-	1,086,800	709,210	9,337,287	144,371,346	6.47%
	06/30/2032	4,861,493	440,400	769,750	-	1,059,500	691,780	8,403,583	147,258,773	5.71%
	06/30/2033	4,276,740	428,700	749,000	-	1,032,200	674,350	7,727,370	150,203,949	5.14%

premium applied from debt service fund.

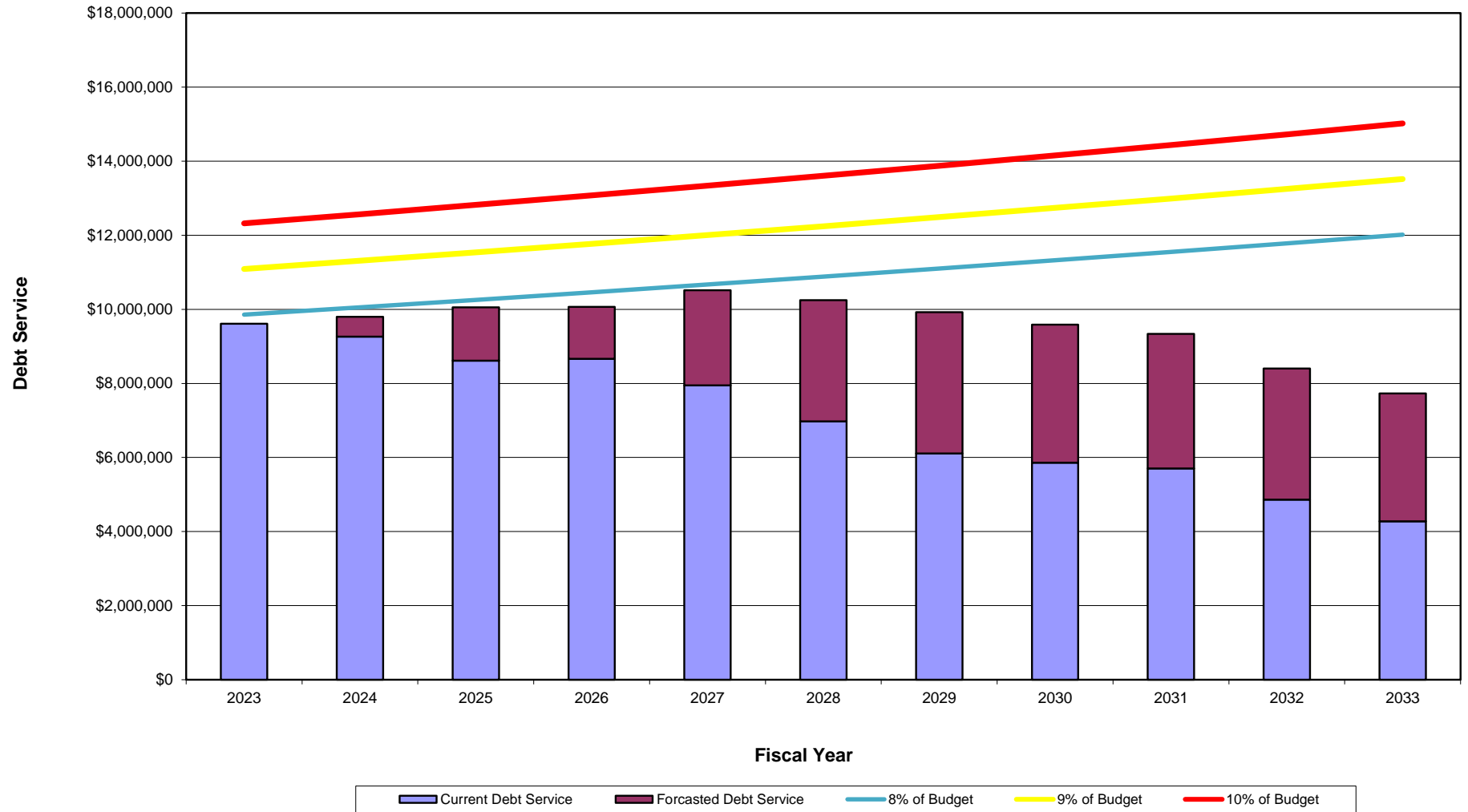
Current Year Detail:

2022-23 CIP:

					Increase in Annual Debt Service:	Premium Applied	*
	Hawley HVAC	1,500,000			2022-23	(430,658)	
	Sandy Hook Memorial	600,000			2023-24	(900,000)	
	High school stadium (rear) turf	450,000			2024-25	(700,000)	
	Fire apparatus	500,000			2025-26	-	
	Bridge replacement program	400,000			2026-27	-	
	Glen road clean up	650,000			2027-28	-	
	ETH parking lot	600,000				(2,030,658)	
	H.S. HVAC	850,000					
	Head O'Meadow boiler	424,000					
		5,974,000					

12/6/2022

**TOWN OF NEWTOWN
2022- 23 TO 2026-27 CIP EFFECT ON FUTURE DEBT SERVICE**





ASSUMED BUDGET GROWTH (COMBINATION GRAND LIST & TAX INCREASE):

FISCAL YR	GROWTH (%)
06/30/2024	2.00%
06/30/2025	2.00%
06/30/2026	2.00%
06/30/2027	2.00%
06/30/2028	2.00%
06/30/2029	2.00%
06/30/2030	2.00%
06/30/2031	2.00%
06/30/2032	2.00%
06/30/2033	2.00%

ASSUMED AVERAGE BOND INTEREST RATE:

(03/15/2023)	3.90%
(03/15/2024)	4.15%
(03/15/2025)	4.20%
(03/15/2026)	4.20%
(03/15/2027)	4.20%
(03/15/2028)	4.20%

AMOUNT TO BE BONDED:

2023 - 2024	10,000,000
2024 - 2025	-
2025 - 2026	13,000,000
2026 - 2027	8,250,000
2027 - 2028	6,750,000

38,000,000

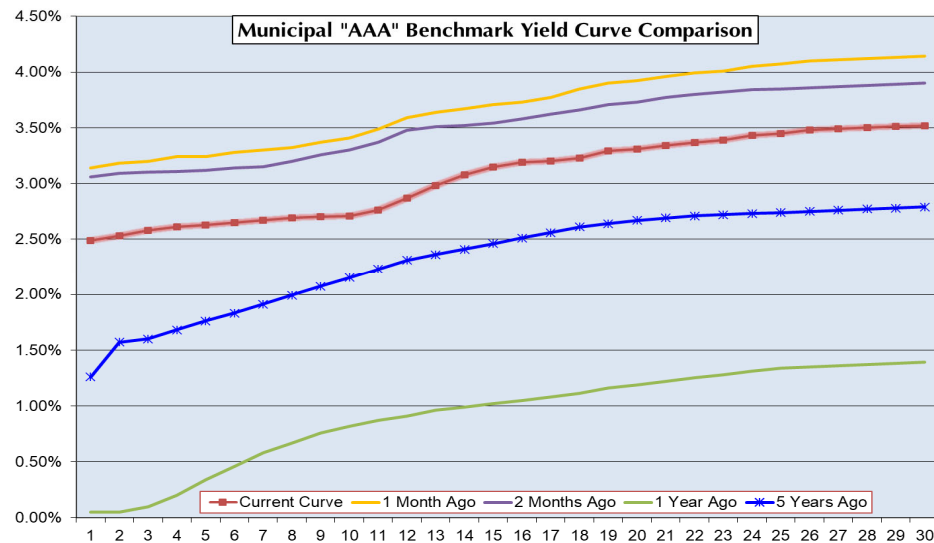
Phoenix Advisors, LLC - Market Update - December 1, 2022

Recent Connecticut Bond Sale Results

Sale Date	Amount	Term	Rate	Rating(s)	Tax Status
11/17/2022	\$7,415,000	20 Yrs	3.62%	AAA / NR	BQ
10/20/2022	\$1,200,000	10 Yrs	3.50%	AAA / NR	TE
10/20/2022	\$8,060,000	20 Yrs	3.95%	AA+ / NR	TE
9/14/2022	\$9,975,000	25 Yrs	3.94%	AA- / NR	TE

Recent Connecticut Note Sale Results

11/22/2022	\$1,065,000	4 months	3.97%	NR / No POS	BQ
10/20/2022	\$16,250,000	1 Yr	3.31%	SP-1+ / POS	TE
10/20/2022	\$17,355,000	1 Yr	3.30%	SP-1+ / POS	TE
10/4/2022	\$2,845,000	1 Yr	3.41%	NR / POS	BQ



Forward Economic Calendar

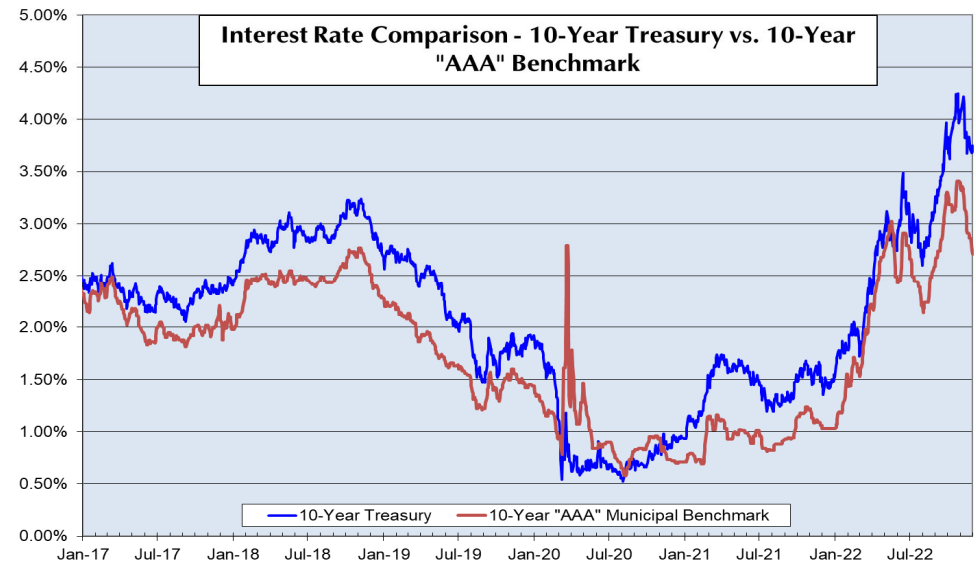
Week of November 28, 2022	Week of December 12, 2022
December 1 - Construction Spending (Oct)	December 14 - FOMC Statement
December 1 - Personal Income (Oct)	December 15 - Retail Sales (Nov)
December 2 - Employment (Nov)	December 16 - State Employment (Nov)
Week of December 5, 2022	Week of December 19, 2022
December 7 - Consumer Credit (Oct)	December 21 - Housing Starts (Nov)
December 9 - PPI (Nov)	December 21 - Exstg Home Sales (Nov)
Week of December 12, 2022	December 22 - GDP (Q3 Final)
December 12 - Federal Budget (Nov)	December 23 - Personal Income (Nov)
December 13 - CPI (Nov)	December 23 - New Home Sales (Nov)

Sources: Thomson Reuters, The Bond Buyer, Refinitiv, U.S. Department of the Treasury.

Market Commentary

- Notable Economic News: Since June, headline inflation has risen at a slower rate, with the annual inflation rate declining from 9.1% to 7.7%. The next CPI report comes out on December 13th.
- Due to a stronger than expected inflation report on November 10th, the YTD rise in municipal interest rates subsided in November with rates decreasing 50-60 bps across the curve.
- 10-year Municipal "AAA" Benchmark index - decreased to 2.71% after reaching a YTD high of 3.41% in late-October.
- 10-year U.S. Treasury benchmark yield - decreased to 3.68% after reaching a YTD high of 4.25% in late-October (hit 4.00% this year for the first time since 2008).
- The Federal Reserve continues to increase the benchmark interest rate target (now at 4.00%), however, recent Fed commentary has indicated that it will likely begin slowing the pace of increases.
- Next Federal Reserve Meeting - December 14th (expected rate increase of 50 bps).

		Current	Last Week	Last Month	Last Year
U.S. Treasury	2-Year	4.38%	4.46%	4.41%	0.52%
	10-Year	3.68%	3.71%	4.02%	1.43%
	30-Year	3.80%	3.74%	4.15%	1.78%
Municipal "AAA" Benchmark	1-Year	2.49%	2.61%	3.14%	0.15%
	10-Year	2.71%	2.86%	3.41%	1.03%
	20-Year	3.31%	3.38%	3.92%	1.29%



Town of Newtown

Board of Finance Recommended 2023-24 to 2027-28 CIP
(w/ 5 additional years to 2032-33 for informational purposes)



11/29/2022

INDEX

<u>Page</u>	<u>Description</u>
1	BOF Recommended 2023-24 to 2032-33 (five additional years for planning & discussion purposes)
2	Projects & Funding Sources by Department Summary
6	Expenditures & Sources Summary (five years – breaks down sources)

DETAIL:

7	BOE – Hawley Ventilation and HVAC (3 of 3)
8	BOE – High School HVAC Equipment Replacements
9	BOE – Middle School HVAC Improvements (design)
10	BOE – Head O’Meadow Condensing Units, Pipe, etc. Replacements
11	BOE – Middle Gate Window Replacement
12	BOE – Middle Gate Bathroom Renovations
13	BOE – High School Chiller Replacement – F Wing
14	BOE – High School HVAC Replacements – Pool Area
15	BOE – High School Roof Replacement – BUR Area
16	BOE – Reed Chillers, Controls, Fence Rebuild
17	BOE – Hawley Roof Replacement – 1997 Wing
18	BOE – Middle Gate Parking Lot Paving, Curbing & Sidewalks
19	BOE – Head O’Meadow Parking Lot Paving, Curbing & Sidewalks
20	BOE – Middle School Parking Lot Paving, Curbing & Sidewalks

INDEX (continued)

<u>Page</u>	<u>Description</u>
21	EDC – Town Match Contingency for Grants
22	EDC – Sidewalk Program
23	ETH – Edmond Town Hall Building Renovations
24	ETH – ETH Building Renovations / Space Revitalization
25	FHA – Building Remediation/ Demolition/Campus Infrastructure
26	FIRE – Replacement of Fire Apparatus
27	LIB – Library Comprehensive HVAC Upgrades
28	LIB – Library Parking Lot & Sidewalks
29	P & R – Rail Trail – Batchelder Park
30	P & R – Lake Lillintonah Park Improvements
31	P & R – Treadwell Park Playground Replacement
32	P & R – Maintenance Yard Improvements
33	P & R – Treadwell Artificial Turf & Lighting Replacement
34	P & R – Fairfield Hills Trail Improvements
35	PW – Capital Road Program
36	PW – Bridge Replacement Program
38	PW – Multi-Purpose Building Improvements
39	PW – Municipal Center – Roof Remediation & Replacement
41	PW – Truck Washing Station
42	PW – Site & Salt Storage Improvements

TOWN OF NEWTOWN

BOARD OF FINANCE RECOMMENDED CIP - (2023 - 2024 TO 2027 - 2028)

2023 - 2024 (YEAR ONE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,050,000			3,050,000	
Bridge Replacement Program	PW	600,000	600,000			
Multi-Purpose Building Electrical/Mechanical/HVAC	PW	200,000	200,000			
Municipal Center - Roof Remediation & Replacement	PW	1,550,000	1,550,000			
Replacement of Fire Apparatus	FIRE	1,085,000	600,000			485,000
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Library HVAC	LIB	800,000	800,000			
Hawley - Ventilation and HVAC (part 3 of 3)	BOE	4,000,000	4,000,000			
Head O'Meadow - Replace Condensing Units	BOE	600,000	600,000			
Middle School - HVAC Improvements Design	BOE	450,000	450,000			
High School - HVAC Replacements - B Wing	BOE	1,200,000	1,200,000			
TOTALS	>>>>>>>>	13,735,000	10,000,000	-	3,050,000	685,000
2024 - 2025 (YEAR TWO)			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
TOTALS	>>>>>>>>	3,300,000		-	3,100,000	200,000
2025 - 2026 (YEAR THREE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,150,000			3,150,000	
Bridge Replacement Program	PW	600,000	600,000			
Truck Washing Station (design)	PW	50,000				50,000
PW Site & Salt Storage Improvements (1 OF 2)	PW	50,000				50,000
Replacement of Fire Apparatus	FIRE	825,000	825,000			
Building Remediation / Demo / Campus Infrastructure	FHA	2,000,000	2,000,000			
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Sidewalk Program	ECON DEV	500,000				500,000
Edmond Town Hall Building Renovations	ETH	530,000	530,000			
Library Parking Lot / Sidewalks	LIB	600,000	600,000			
Treadwell Park Playground Replacement	P & R	500,000	500,000			
Lake Lillionah Park Improvements	P & R	500,000				500,000
Rail Trail - Batchelder Park	P & R	1,400,000		1,400,000		
Middle School - HVAC Improvements	BOE	8,000,000	8,000,000			
TOTALS	>>>>>>>>	18,905,000	13,055,000	1,400,000	3,150,000	1,300,000
2026 - 2027 (YEAR FOUR)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,200,000			3,200,000	
Bridge Replacement Program	PW	600,000	600,000			
PW Site & Salt Storage Improvements (2 OF 2)	PW	600,000	600,000			
Truck Washing Station	PW	550,000	550,000			
Replacement of Fire Apparatus	FIRE	845,000	845,000			
Treadwell Artificial Turf & Lighting	P & R	1,050,000	250,000			800,000
Maintenance Yard Improvements	P & R	350,000	350,000			
Building Remediation / Demo / Campus Infrastructure	FHA	2,000,000	2,000,000			
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Middle Gate - Window Replacement	BOE	1,100,000	1,100,000			
Middle Gate - Bathrooms Renovations	BOE	200,000	200,000			
High School - HVAC Replacements (pool area)	BOE	400,000	400,000			
High School - Replace F-Wing Chiller	BOE	500,000	500,000			
High School - Roof Replacement - BUR areas	BOE	450,000	450,000			
Reed School - Rebuild Chillers, Upgrade Controls	BOE	400,000	400,000			
TOTALS	>>>>>>>>	12,445,000	8,245,000	-	3,200,000	1,000,000
2027 - 2028 (YEAR FIVE)			Proposed Funding			
	Dept.	Amount Requested	Bonding	Grants	General Fund	Other
Capital Road Program	PW	3,250,000			3,250,000	
Bridge Replacement Program	PW	600,000	600,000			
Replacement of Fire Apparatus	FIRE	865,000	865,000			
Fairfield Hills Trail Improvement	P & R	350,000	250,000	100,000		
Building Remediation / Demo / Campus Infrastructure	FHA	3,000,000	3,000,000			
Edmond Town Hall Building Renovations	ETH	425,000	425,000			
Town Match - Grants (contingency)	ECON DEV	200,000				200,000
Hawley School - Roof Replacement - 1997 Wing	BOE	500,000	500,000			
Middle Gate School - Repave Parking Lot, sw & Curbs	BOE	250,000	250,000			
Head O'Meadow School - Repave Parking Lot, sw & Curt	BOE	300,000	300,000			
Middle School - Repave Parking Lot, sw & Curbs	BOE	575,000	575,000			
TOTALS	>>>>>>>>	10,315,000	6,765,000	100,000	3,250,000	200,000
Appropriated						
GRAND TOTALS		58,700,000	38,065,000	1,500,000	15,750,000	3,385,000

Town of Newtown, Connecticut

Capital Improvement Plan

'23/'24 thru '32/'33

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project #	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	'32/'33	Total
Board of Education												
Hawley - Ventilation and HVAC	BOE-01	4,000,000										4,000,000
<i>Bonding</i>		<i>4,000,000</i>										<i>4,000,000</i>
High School - HVAC Equipment Replacements	BOE-02	1,200,000										1,200,000
<i>Bonding</i>		<i>1,200,000</i>										<i>1,200,000</i>
Middle School HVAC	BOE-03	450,000		8,000,000								8,450,000
<i>Bonding</i>		<i>450,000</i>		<i>8,000,000</i>								<i>8,450,000</i>
Head O'Meadow - Replace Condensing Units, Pipe, +.	BOE-04	600,000										600,000
<i>Bonding</i>		<i>600,000</i>										<i>600,000</i>
Middle Gate - Window Replacement	BOE-05				1,100,000							1,100,000
<i>Bonding</i>					<i>1,100,000</i>							<i>1,100,000</i>
Middle Gate - Bathroom renovations	BOE-06				200,000							200,000
<i>Bonding</i>					<i>200,000</i>							<i>200,000</i>
High School - Replace F-wing Chiller	BOE-07				500,000							500,000
<i>Bonding</i>					<i>500,000</i>							<i>500,000</i>
High School - HVAC Replacements in Pool Area	BOE-08				400,000							400,000
<i>Bonding</i>					<i>400,000</i>							<i>400,000</i>
High School - Roof Replacement - BUR areas	BOE-09				450,000							450,000
<i>Bonding</i>					<i>450,000</i>							<i>450,000</i>
Reed - Rebuild Chillers, Upgrade Controls, Fence	BOE-10				400,000							400,000
<i>Bonding</i>					<i>400,000</i>							<i>400,000</i>
Hawley - New Roof 1997 wing	BOE-11					500,000						500,000
<i>Bonding</i>						<i>500,000</i>						<i>500,000</i>
Middle Gate - Pave Parking Lot, Curbing, Sidewalks	BOE-12					250,000						250,000
<i>Bonding</i>						<i>250,000</i>						<i>250,000</i>
Head O'Meadow - Pave Parking lot, Curbing, SW	BOE-13					300,000						300,000
<i>Bonding</i>						<i>300,000</i>						<i>300,000</i>

Department	Project #	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	'32/'33	Total
Middle School - Parking Lot, Curbing, Sidewalks	BOE-14					575,000						575,000
<i>Bonding</i>						575,000						575,000
Hawley - Repave Parking Lot, Curbing, Sidewalks	BOE-15						275,000					275,000
<i>Bonding</i>							275,000					275,000
Middle Gate - HVAC Improvements	BOE-16						200,000		2,000,000			2,200,000
<i>Bonding</i>							200,000		2,000,000			2,200,000
Reed - Repave Parking Lot, Curbing, Sidewalks	BOE-17						525,000					525,000
<i>Bonding</i>							525,000					525,000
High School - Window Replacement B wing	BOE-18						450,000					450,000
<i>Bonding</i>							450,000					450,000
District Wide - Security Camera Upgrade	BOE-19						700,000					700,000
<i>Bonding</i>							700,000					700,000
Reed - Replace HVAC Equipment	BOE-20								800,000			800,000
<i>Bonding</i>									800,000			800,000
Head O'Meadow - Roof Restoration	BOE-21									400,000		400,000
<i>Bonding</i>										400,000		400,000
Middle School - Replace Generator and Switch	BOE-22										200,000	200,000
<i>Bonding</i>											200,000	200,000
Board of Education Total		6,250,000		8,000,000	3,050,000	1,625,000	2,150,000		2,800,000	400,000	200,000	24,475,000

Economic & Comm Development

Town Match - Grants (contingency)	E&CD - 1	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000		1,800,000
<i>Other</i>		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000		1,800,000
SIDEWALK PROGRAM	E&CD - 2			500,000			700,000					1,200,000
<i>Other</i>				500,000			700,000					1,200,000
Economic & Comm Development Total		200,000	200,000	700,000	200,000	200,000	900,000	200,000	200,000	200,000		3,000,000

Edmond Town Hall

Edmond Town Hall Building Renovations	ETH - 1			530,000								530,000
<i>Bonding</i>				530,000								530,000
ETH Building Renovations / Space Revitalization	ETH - 2					425,000						425,000
<i>Bonding</i>						425,000						425,000
ETH plumbing/radiator renewal/LC access	ETH - 3						500,000					500,000
<i>Bonding</i>							500,000					500,000

Department	Project #	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	'32/'33	Total
Edmond Town Hall Total				530,000		425,000	500,000					1,455,000
FH												
Building remediation/demo/campus infrastructure	FH-1			2,000,000	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	22,000,000
Bonding				2,000,000	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	22,000,000
FH Total				2,000,000	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	22,000,000
Fire												
Replacement of Fire Apparatus	Fire - 1	1,085,000		825,000	845,000	865,000						3,620,000
Bonding		600,000		825,000	845,000	865,000						3,135,000
Other		485,000										485,000
New Generators and Transfer Switches	Fire - 2						290,000					290,000
Bonding							290,000					290,000
Dodgingtown Fire House Renovations	Fire - 3							525,000				525,000
Bonding								525,000				525,000
Hawleyville Addition & Renovation	Fire - 4								1,200,000			1,200,000
Bonding									1,200,000			1,200,000
Fire Total		1,085,000		825,000	845,000	865,000	290,000	525,000	1,200,000			5,635,000
Library												
Library - Comprehensive HVAC Upgrades	LIB-1	800,000										800,000
Bonding		800,000										800,000
Library Parking Lot & Sidewalks	LIB-2			600,000								600,000
Bonding				600,000								600,000
Library Total		800,000		600,000								1,400,000
Parks & Recreation												
Rail Trail - Batchelder Park	P & R - 1			1,400,000								1,400,000
Grants				1,400,000								1,400,000
Lake Lillionah Park Improvements	P & R - 2			500,000								500,000
Other				500,000								500,000
Treadwell Park Playground Replacement	P & R - 3			500,000								500,000
Bonding				500,000								500,000
Maintenance Yard Improvements	P & R - 4				350,000							350,000
Bonding					350,000							350,000

Department	Project #	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	'28/'29	'29/'30	'30/'31	'31/'32	'32/'33	Total
Treadwell Artificial Turf & Lighting	P & R - 5				1,050,000							1,050,000
<i>Bonding</i>					250,000							250,000
<i>Other</i>					800,000							800,000
Fairfield Hills Trail Improvements	P & R - 6					350,000						350,000
<i>Bonding</i>						250,000						250,000
<i>Grants</i>						100,000						100,000
Dickenson Playground Replacement	P & R - 7									1,000,000		1,000,000
<i>Bonding</i>										1,000,000		1,000,000
Treadwell Pavilion Replacements	P & R - 8										500,000	500,000
<i>Bonding</i>											500,000	500,000
Parks & Recreation Total				2,400,000	1,400,000	350,000				1,000,000	500,000	5,650,000
Public Works												
Capital Road Program	PW - 1	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		29,250,000
<i>General Fund</i>		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		29,250,000
Bridge Replacement Program	PW - 2	600,000		600,000	600,000	600,000	600,000	600,000	600,000			4,200,000
<i>Bonding</i>		600,000		600,000	600,000	600,000	600,000	600,000	600,000			4,200,000
Multi-Purpose Building	PW - 3	200,000										200,000
Mechanical/Ventilation/AC												
<i>Bonding</i>		200,000										200,000
Municipal Center - Roof Remediation & Replacement	PW - 4	1,550,000										1,550,000
<i>Bonding</i>		1,550,000										1,550,000
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
Public Works Total		5,400,000	3,100,000	3,850,000	4,950,000	3,850,000	3,900,000	3,950,000	4,000,000	3,450,000		36,450,000
GRAND TOTAL		13,735,000	3,300,000	18,905,000	12,445,000	10,315,000	10,740,000	7,675,000	11,200,000	8,050,000	3,700,000	100,065,000

Town of Newtown, Connecticut

Capital Improvement Plan

'23/'24 thru '27/'28

EXPENDITURES AND SOURCES SUMMARY

Department	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Board of Education	6,250,000		8,000,000	3,050,000	1,625,000	18,925,000
Economic & Comm Development	200,000	200,000	700,000	200,000	200,000	1,500,000
Edmond Town Hall			530,000		425,000	955,000
FH			2,000,000	2,000,000	3,000,000	7,000,000
Fire	1,085,000		825,000	845,000	865,000	3,620,000
Library	800,000		600,000			1,400,000
Parks & Recreation			2,400,000	1,400,000	350,000	4,150,000
Public Works	5,400,000	3,100,000	3,850,000	4,950,000	3,850,000	21,150,000
EXPENDITURE TOTAL	13,735,000	3,300,000	18,905,000	12,445,000	10,315,000	58,700,000

Source	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	10,000,000		13,055,000	8,245,000	6,765,000	38,065,000
General Fund	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	15,750,000
Grants			1,400,000		100,000	1,500,000
Other	685,000	200,000	1,300,000	1,000,000	200,000	3,385,000
SOURCE TOTAL	13,735,000	3,300,000	18,905,000	12,445,000	10,315,000	58,700,000

Capital Improvement Plan

'23/'24 thru '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-01

Type Building construction/renovati

Project Name Hawley - Ventilation and HVAC

Useful Life 35

Category Buildings

Description

Installation of HVAC systems to improve air quality within the building for students and staff. Installation of new HVAC systems per design drawings for the 1921 and 1948 building sections. Replacement of existing HVAC systems for the 1997 building section. Includes other related work such as electrical service upgrades and installation of new ceilings.

An \$8,000,000 special appropriation and bonding resolution passed at referendum this November 2021 (\$1,500,000 2021-22; \$2,500,000 2022-23; \$4,000,000 2023-24). Additionally \$2,500,000 in ARP funds have been approved for this project.

Justification

This will improve the air quality of the building by providing heating, cooling, and ventilation for the students, staff, and faculty. Due to proximity of Church Hill Rd, opening windows leads to traffic noise and poor air quality from vehicle exhaust.

Prior	Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
4,000,000	Construction/Maintenance	4,000,000					4,000,000
Total	Total	4,000,000					4,000,000

Prior	Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
4,000,000	Bonding	4,000,000					4,000,000
Total	Total	4,000,000					4,000,000

Budget Impact/Other

Adding air conditioning will inevitably increase electricity costs to power the new equipment.
Average annual debt service on \$8,000,000 = \$540,000.

Capital Improvement Plan

'23/'24 thru '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-02

Type Building construction/renovati

Project Name High School - HVAC Equipment Replacements

Useful Life 20

Category Buildings

Description

Newtown High A-wing HVAC Replacements

Replacement of five rooftop air conditioning units from 1997. Piping modifications for new heating coil for each unit as well as control upgrades for the associated variable air volume (VAV) boxes. Potentially eligible for Eversource incentive.

Newtown High B-wing HVAC Replacements

Replacement of five rooftop air conditioning units from 1997. Piping modifications for new heating coil for each unit as well as control upgrades for the associated variable air volume (VAV) boxes. Potentially eligible for Eversource incentive.

Justification

Reached useful life

Prior	Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
850,000	Construction/Maintenance	1,200,000					1,200,000
Total	Total	1,200,000					1,200,000

Prior	Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
850,000	Bonding	1,200,000					1,200,000
Total	Total	1,200,000					1,200,000

Budget Impact/Other

Removes outdated refrigerant (r-22), reduces maintenance costs.

Average annual bonding costs for \$850,000 = \$57,000.

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

Department Board of Education
Contact TANJA VADAS
Type Building construction/renovati
Useful Life 20
Category Buildings

Project # BOE-03
Project Name Middle School HVAC

Description

Newtown Middle Engineering for HVAC Improvements

Design phase for the future installation of HVAC improvements to Newtown Middle School. Includes construction manager to assist with development of schedule and cost estimate.

Justification

New HVAC units and ventilation system will improve indoor air quality. Existing HVAC units have exceeded their useful life.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Planning/Design	450,000					450,000
Construction/Maintenance			8,000,000			8,000,000
Total	450,000		8,000,000			8,450,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	450,000		8,000,000			8,450,000
Total	450,000		8,000,000			8,450,000

Budget Impact/Other

Replacement of existing HVAC units should reduce electricity and maintenance costs as new equipment is more energy efficient and not require persistent repairs.

Average annual debt service = \$261,000.

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Building construction/renovati
Useful Life 10
Category Unassigned

Project # BOE-04
Project Name Head O'Meadow - Replace Condensing Units, Pipe, +.

Description
Replace condensing units, piping coils

Justification
End of life

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Equip/Vehicles/Furnishings	600,000					600,000
Total	600,000					600,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	600,000					600,000
Total	600,000					600,000

Budget Impact/Other
Average debt service = \$40,500

Capital Improvement Plan

'23/'24 *thru* '27/'28

Town of Newtown, Connecticut

Department Board of Education

Contact TANJA VADAS

Project # BOE-05

Project Name Middle Gate - Window Replacement

Type Building construction/renovati

Useful Life 20

Category Buildings

Description

This project will install new windows at the school.

Justification

New windows will improve building comfort by reducing drafts and solar gain.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				1,100,000		1,100,000
Total				1,100,000		1,100,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				1,100,000		1,100,000
Total				1,100,000		1,100,000

Budget Impact/Other

This should result in modest savings for heating costs due to less air infiltration.

Average annual debt service = \$74,000.

Will allow for properly sized HVAC in the future.

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Building construction/renovati
Useful Life 10
Category Buildings

Project #BOE-06

Project NameMiddle Gate - Bathroom renovations

Description

2 staff, 2 student

Justification

Bathroom finishes are dated

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				200,000		200,000
Total				200,000		200,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				200,000		200,000
Total				200,000		200,000

Budget Impact/Other

Average annual debt service = \$17,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-07

Type Building construction/renovati

Project Name High School - Replace F-wing Chiller

Useful Life 10

Category Equipment

Description

Replace chiller on roof of F-wing at high school.

Justification

Inefficient equipment and costly repairs

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				500,000		500,000
Total				500,000		500,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				500,000		500,000
Total				500,000		500,000

Budget Impact/Other

New equipment will be more efficient and require fewer repairs.

Average annual debt service = \$34,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-08

Type Building construction/renovati

Project Name High School - HVAC Replacements in Pool Area

Useful Life 20

Category Unassigned

Description

HVAC replacement in pool area.

Justification

End of life

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Equip/Vehicles/Furnishings				400,000		400,000
Total				400,000		400,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				400,000		400,000
Total				400,000		400,000

Budget Impact/Other

Average debt service = \$27,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-09

Type Building construction/renovati

Project Name High School - Roof Replacement - BUR areas

Useful Life 35

Category Buildings

Description

Roof replacement - B wing, pool, gym - 17,000 sf

Justification

Older roof sections that were not replaced in previous projects. Will address leaks.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				450,000		450,000
Total				450,000		450,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				450,000		450,000
Total				450,000		450,000

Budget Impact/Other

Roof warranty will cover future repairs.

Average annual debt service = \$30,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Board of Education

Town of Newtown, Connecticut

Contact TANJA VADAS

Project # BOE-10

Type Building construction/renovati

Project Name Reed - Rebuild Chillers, Upgrade Controls, Fence

Useful Life 10

Category Unassigned

Description

Rebuild chillers, upgrade BMS controls / VAV's, fence

Justification

End of life

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Equip/Vehicles/Furnishings				400,000		400,000
Total				400,000		400,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				400,000		400,000
Total				400,000		400,000

Budget Impact/Other

Average annual debt service = \$27,000

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Building construction/renovati
Useful Life 25
Category Buildings

Project #BOE-11

Project NameHawley - New Roof 1997 wing

Description

New roof, 1997 wing (18,500 sf)

Justification

Roof will be 30 years old and due for replacement

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance					500,000	500,000
Total					500,000	500,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					500,000	500,000
Total					500,000	500,000

Budget Impact/Other

Roof warranty will cover future repairs

Average annual debt service = \$34,000

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Road Improvements
Useful Life 25
Category Land Improvements

Project #BOE-12

Project NameMiddle Gate - Pave Parking Lot, Curbing, Sidewalks

Description

Pave parking lot, sidewalks and curbing (69,000 sf)

Justification

Pavement has numerous cracks and potholes

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance					250,000	250,000
Total					250,000	250,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					250,000	250,000
Total					250,000	250,000

Budget Impact/Other

Average annual debt service = \$17,000

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Equipment Purchases
Useful Life 10
Category Equipment

Project #BOE-13

Project NameHead O'Meadow - Pave Parking lot, Curbing, SW

Description

Repave entire parking lot, curbing, sidewalks (90,000 sf)

Justification

Pavement has numerous cracks and potholes.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance					300,000	300,000
Total					300,000	300,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					300,000	300,000
Total					300,000	300,000

Budget Impact/Other

Average annual debt service amount = \$20,000

Capital Improvement Plan
Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Board of Education
Contact TANJA VADAS
Type Road Improvements
Useful Life 20
Category Land Improvements

Project #BOE-14

Project NameMiddle School - Parking Lot, Curbing, Sidewalks

Description

Repave parking lot, sidewalks and curbing (174,000 sf)

Justification

Pavement has numerous cracks and potholes.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance					575,000	575,000
Total					575,000	575,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					575,000	575,000
Total					575,000	575,000

Budget Impact/Other

Average annual debt service = \$39,000

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

Department Economic & Comm Developm
Contact Christal Preszler, Deputy Dir,
Type Unassigned
Useful Life
Category Unassigned

Project #	E&CD - 1
Project Name	Town Match - Grants (contingency)

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.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Other	200,000	200,000	200,000	200,000	200,000	1,000,000	800,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000	Total

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Other	200,000	200,000	200,000	200,000	200,000	1,000,000	800,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000	Total

Budget Impact/Other
Annual debt service amount = \$14,400 (for each \$200,000)

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

Department Economic & Comm Developm

Contact Christal Preszler, Deputy Dir,

Type Road Improvements

Useful Life 25

Category Unassigned

Project # E&CD - 2
Project Name SIDEWALK PROGRAM

Description

2025-26 - (\$500,000)

2028-29 - (\$700,000)

The targeted areas of new construction are below (estimated feet in parenthesis) :

- * Entrance of Newtown High School to the existing sidewalks at Farrell Court (3,674)
- * 20 Church Hill to Caraluzzi's Entrance (466)
- * St Rose to Commerce (1,360)
- * 47 Church Hill Road to 49 Church Hill Road (326)
- * Crosswalk over brewery and hardware drives (197)
- * Crosswalk across Commerce (74)
- * 6-8 Commerce to intersection of Church Hill Road and Commerce Rd. (1642)
- * 75 Church Hill to sidewalk over highway (280)
- * Crosswalk over 84 ramps (109)
- * 81 Church Hill to Edona Commons (850)
- * Crosswalk for Ardi Court (42)

For discussion purposes. Not in priority order.

Justification

Sidewalks are an integral element of walkable communities, creating safe and accessible pedestrian passage within a community for all visitors and residents

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Design & Construction			500,000			500,000	700,000
Total			500,000			500,000	Total

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Other			500,000			500,000	700,000
Total			500,000			500,000	Total

Budget Impact/Other

Annual debt service amount = \$36,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Edmond Town Hall

Town of Newtown, Connecticut

Contact Jennifer Guman

Project # ETH - 1

Type Building construction/renovati

Project Name Edmond Town Hall Building Renovations

Useful Life 35

Category Buildings

Description

Renovate bathrooms, replace toilets and sinks. Renovate storage closet for ease of use by renters and staff when storing their equipment. Install blinds that can be changed remotely to cover all windows as needed based on the event. Install retractable screen for presentations. Install large AC window units in the space that house the ventilators. This would be for use during very hot days. Replace floor.

Justification

As the most flexible day rental space, the gym needs to be revitalized in order to keep this 5000 square foot space attractive to renters and to expand its use. With a few changes it can be an alternative to the theater for some groups, since the theater is being used more for live shows. Making the ground level bathrooms more accessible will help with gym rentals as well, since the gym bathrooms are inaccessible for handicapped users.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance			530,000			530,000
Total			530,000			530,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding			530,000			530,000
Total			530,000			530,000

Budget Impact/Other

Less maintenance expenses and additional revenue.

Annual debt service amount = \$38,000

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

Department Edmond Town Hall
Contact Jennifer Guman
Type Building construction/renovati
Useful Life 20
Category Buildings

Project #	ETH - 2
Project Name	ETH Building Renovations / Space Revitalization

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 windows to replace original, worn and unsafe old windows in. 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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance					425,000	425,000
Total					425,000	425,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					425,000	425,000
Total					425,000	425,000

Budget Impact/Other
Annual debt service amount = \$30,600

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department FH

Town of Newtown, Connecticut

Contact Christal Preszler, Deputy Dir,

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

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Other			2,000,000	2,000,000	3,000,000	7,000,000	15,000,000
Total			2,000,000	2,000,000	3,000,000	7,000,000	Total

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Bonding			2,000,000	2,000,000	3,000,000	7,000,000	15,000,000
Total			2,000,000	2,000,000	3,000,000	7,000,000	Total

Budget Impact/Other

Average annual debt service for \$2,000,000 = \$144,000

Average annual debt service for \$3,000,000 = \$216,000

Capital Improvement Plan

'23/'24 thru '27/'28

Town of Newtown, Connecticut

Department Fire

Contact Pat Reilly, Chairman, Board of

Project # Fire - 1

Project Name Replacement of Fire Apparatus

Type Equipment Purchases

Useful Life 20

Category Vehicles

Description

Scheduled replacement:

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Equip/Vehicles/Furnishings	1,085,000		825,000	845,000	865,000	3,620,000
Total	1,085,000		825,000	845,000	865,000	3,620,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	600,000		825,000	845,000	865,000	3,135,000
Other	485,000					485,000
Total	1,085,000		825,000	845,000	865,000	3,620,000

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 \$850,000 = \$61,000.

Capital Improvement Plan

'23/'24 thru '27/'28

Town of Newtown, Connecticut

Department Library

Contact Michelle Brown, President, Bo

Project # LIB-1

Project Name Library - Comprehensive HVAC Upgrades

Type Building construction/renovati

Useful Life 25

Category Buildings

Description

Replace the existing heating & cooling perimeter fan coil units throughout the rear building (date from 1997); Replace the existing cooling plant chambers and heat exchanger, (entire assembly). Reuse the existing chiller pumps and controls, previously replaced through an earlier CIP project; Replace the existing gas fired steam boiler and heat that serves the entire facility. The air handler units have reached the end of their useful life and have shown signs of breakdown as of 2017-2018. As these units are responsible for providing heated and cooled air to the three floors of the public library.

Justification

The library's existing fan coil units are beginning to fail due to internal clogging of the operating valves and sediment build up in the control valves and heating / cooling coils. Replacing these perimeter units will increase the efficiency of HVAC system and lower utility cost substantially. While the replacement of the chiller pumps & controls were addressed, the Chilled water tower (plant) is original to the building (1997). The cooling coils, piping and mechanical valves have been maintained regularly but preventive maintenance on this equipment.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance	800,000					800,000
Total	800,000					800,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	800,000					800,000
Total	800,000					800,000

Budget Impact/Other

Reduce maintenance and operating costs.

Annual debt service amount = \$57,600

Capital Improvement Plan

'23/'24 *thru* '27/'28

Town of Newtown, Connecticut

Department Library

Contact Michelle Brown, President, Bo

Project # LIB-2

Project Name Library Parking Lot & Sidewalks

Type Road Improvements

Useful Life 25

Category Infrastructure

Description

Repave parking lot down to substrate. Related work includes drainage and swail planning and other related improvements.

Justification

Existing parking lot and patches are dated and are at the end of useful life.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Design & Construction			600,000			600,000
Total			600,000			600,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding			600,000			600,000
Total			600,000			600,000

Budget Impact/Other

Annual debt service amount = \$43,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Town of Newtown, Connecticut

Department Parks & Recreation

Contact AMY MANGOLD, DIRECTOR

Project # P & R - 1

Project Name Rail Trail - Batchelder Park

Type Land Improvements

Useful Life 35

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Other			1,400,000			1,400,000
Total			1,400,000			1,400,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Grants			1,400,000			1,400,000
Total			1,400,000			1,400,000

Budget Impact/Other

Additional expenditures for trail maintenance.

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Parks & Recreation

Town of Newtown, Connecticut

Contact AMY MANGOLD, DIRECTOR

Project # P & R - 2

Type Land Improvements

Project Name Lake Lillinonah Park Improvements

Useful Life 25

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance			500,000			500,000
Total			500,000			500,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Other			500,000			500,000
Total			500,000			500,000

Budget Impact/Other

No budget impact. Expenditures are paid by Waterfront special revenue fund.

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Parks & Recreation

Town of Newtown, Connecticut

Contact

Project # P & R - 3

Type Equipment Purchases

Project Name Treadwell Park Playground Replacement

Useful Life 25

Category Equipment

Description

Replace 23 year old playground at Treadwell Park

Justification

Replacement parts are unavailable resulting in reduced play value Full replacement is usually necessary after 25 to 30 years.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Equip/Vehicles/Furnishings			500,000			500,000
Total			500,000			500,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding			500,000			500,000
Total			500,000			500,000

Budget Impact/Other

Annual debt service amount = \$36,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Parks & Recreation

Town of Newtown, Connecticut

Contact

Project # P & R - 4

Type Land Improvements

Project Name Maintenance Yard Improvements

Useful Life 25

Category Land Improvements

Description

Renovation and improvements to the back lot of the maintenance facility on Trades lane. This project will include repairing drainage and paving for department trucks. Creating storage bins for yard materials and to renovate fencing and lighting.

This project has been timed with the PW proposed truck washing station to be located at this location.

Justification

Currently there is a drainage issue tied to this lot that needs to be addressed. The materials for fields and landscaping have no defined outside storage areas and need containment. Fencing and lighting need to be improved for safety and security of employees, vehicles and materials.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				350,000		350,000
Total				350,000		350,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				350,000		350,000
Total				350,000		350,000

Budget Impact/Other

Annual debt service amount = \$25,000

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Parks & Recreation

Town of Newtown, Connecticut

Contact AMY MANGOLD, DIRECTOR

Project # P & R - 5

Type Land Improvements

Project Name Treadwell Artificial Turf & Lighting

Useful Life 20

Category Land Improvements

Description

Replace artificial turf, regrade subsurface as needed. Replace 30 + year old lamps with LED technology, replace antiquated controllers.

Justification

Artificial fields require replacement every 10 to 12 years. Lights and controllers at their end of useful life.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance				1,050,000		1,050,000
Total				1,050,000		1,050,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				250,000		250,000
Other				800,000		800,000
Total				1,050,000		1,050,000

Budget Impact/Other

Annual debt service amount = \$18,000 (on \$250,000 bonding)

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Parks & Recreation

Town of Newtown, Connecticut

Contact AMY MANGOLD, DIRECTOR

Project # P & R - 6

Type Land Improvements

Project Name Fairfield Hills Trail Improvements

Useful Life 20

Category Land Improvements

Description

Completion of the urban walking loop for connectivity improvement and ADA accessible.

Justification

The part of the trail is not the same width or grade as the rest of the trail. This area needs to be widened, improved upon and more accessible.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Other					350,000	350,000
Total					350,000	350,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding					250,000	250,000
Grants					100,000	100,000
Total					350,000	350,000

Budget Impact/Other

Annual debt service amount = \$18,000 (on \$250,000 bonding)

Trail maintenance expenditures

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

Department Public Works
Contact FRED HURLEY, DIRECTOR
Type Road Improvements
Useful Life 20
Category Infrastructure

Project # PW - 1
Project Name Capital Road Program

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Construction/Maintenance	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	15,750,000	13,500,000
Total	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	15,750,000	Total

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
General Fund	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	15,750,000	13,500,000
Total	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	15,750,000	Total

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

Town of Newtown, Connecticut

'23/'24 *thru* '27/'28

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

Project # PW - 2
Project Name Bridge Replacement Program

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Construction/Maintenance	600,000		600,000	600,000	600,000	2,400,000	1,800,000
Total	600,000		600,000	600,000	600,000	2,400,000	Total

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total	Future
Bonding	600,000		600,000	600,000	600,000	2,400,000	1,800,000
Total	600,000		600,000	600,000	600,000	2,400,000	Total

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 \$600,000 = \$43,000.



4 TURKEY HILL ROAD
NEWTOWN, CONNECTICUT 06470
FAX (203) 426-9968

TOWN OF NEWTOWN

PUBLIC WORKS DEPARTMENT

FREDERICK W. HURLEY, JR
PUBLIC WORKS DIRECTOR
(203) 270-43

CIP Bridge Program 2024 – 2029

As of 2022, Meadowbrook Bridge was under construction with expected completion date for the end of that year. Brushy Hill Bridge is under design and not expected to be funded for construction until 2023-2024. After these two (2) bridges are completed, there will be nine (9) bridges left in the Town inventory requiring design and replacement. At its overall completion, virtually every bridge in the Town inventory will be less than fifty (50) years old and in “Good” or “Fair” condition. By way of reference, a brand new bridge is listed as in “Good” condition. Other than the two (2) bridges noted above, the remaining bridges to be addressed in subsequent years are as follows:

Old Hawleyville #2	Huntingtown #2
Pond Brook #2	Farrell Road
Bennetts Bridge	Head O’Meadow
Echo Valley	Borough Lane
Jacklin Road	

When available, the Town will seek outside funding to assist. However, many of these bridges do not qualify, for various reasons, for available funding programs. In addition, aside from the known cost increases for labor and material, the introduction of additional involvement by the Army Corps of Engineers and enhanced review by the State of Connecticut has added design requirements which is adding further project costs. For many years, we put \$400,000 annually into the bridge program which was an adequate funding level to normally construct one (1) bridge and design a second.

The Meadowbrook Bridge, currently under construction, was originally projected, with engineering, to cost approximately \$600,000. The construction cost alone came in at \$1,065,393, plus engineering costs. Because of this real world experience we recommend funding the Bridge Program at \$600,000 annually.

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Public Works

Town of Newtown, Connecticut

Contact FRED HURLEY, DIRECTOR

Project # PW - 3

Type Building construction/renovati

Project Name Multi-Purpose Building Mechanical/Ventilation/AC

Useful Life 25

Category Buildings

Description

This facility was constructed in 1978, with several additions but no general overhaul and updating. A full evaluation will be conducted on all connected systems. A construction bid package for ventilation and connected systems specifically addressing the primary AC unit will be prepared.

Justification

There have been frequent ventilation and AC system failures. This project updates and corrects these failures.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Planning/Design	22,000					22,000
Construction/Maintenance	178,000					178,000
Total	200,000					200,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	200,000					200,000
Total	200,000					200,000

Budget Impact/Other

Less maintenance costs
Average annual debt service cost = \$14,400.

Capital Improvement Plan

'23/'24 *thru* '27/'28

Department Public Works

Town of Newtown, Connecticut

Contact FRED HURLEY, DIRECTOR

Project # PW - 4

Type Building construction/renovati

Project Name Municipal Center - Roof Remediation & Replacement

Useful Life 35

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Construction/Maintenance	1,550,000					1,550,000
Total	1,550,000					1,550,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding	1,550,000					1,550,000
Total	1,550,000					1,550,000

Budget Impact/Other

Average annual debt service cost = \$111,000.



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NEWTOWN, CONNECTICUT 06470
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TOWN OF NEWTOWN

PUBLIC WORKS DEPARTMENT

FREDERICK W. HURLEY, JR
PUBLIC WORKS DIRECTOR
(203) 270-43

2023/2024 CIP Municipal Roof Remediation and Replacement Project

The main roof at the Municipal Center is the original transite or asbestos tile roof. It has reached the end of its useful life as the fastening system of the tiles are starting to fail. Because the tile is an asbestos product, the removal and remediation will require characterization of the hazard as well as oversight and certification to the regulatory agencies of the removal and disposal by a Licensed Environmental Professional (LEP). An allowance of \$25,000 would be set aside for all of the testing, oversight and certifications which may also include materials in addition to the tile itself..

The specification of the new roof would be in two parts. The first would be a structural evaluation of the potential for installation of solar panels. The second would be the recommendation for the actual roof covering. This would include listing of flashings, sealants, water and ice treatments etc. We would recommend an allowance of \$25,000 to cover all of these items.

Our general specification for roof replacement is an architectural asphalt shingle with a 50+ year useful life rating. This type of material does not pose problems for later installation of solar panels and is readily repaired and replaced, as needed.

We have roofing contractor estimates of \$1,500,000 for both remediation and replacement as a single package. However, the consultants noted above may recommend separate packages. The initial breakdown in a combined package is somewhat of a moving target. The remediation is a known item and would fall into the \$450,000 to \$500,000 range. The roof replacement final cost estimates will require verification that no underlayment will have rotted and require replacement and the decision on the quality of the type and longevity of the covering material to be installed.

Capital Improvement Plan

Town of Newtown, Connecticut

'23/'24 thru '27/'28

Department Public Works
Contact FRED HURLEY, DIRECTOR
Type Building construction/renovati
Useful Life 25
Category Buildings

Project # PW - 5
Project Name Truck Washing Station

Description

This particular project is somewhat misnamed. This will be a vehicle washing facility both for cars and trucks. As this facility would have capacity beyond the sole needs of Newtown, there has been an outreach effort to explore the operational interest expressed by several other municipalities, including Bethel, Brookfield and Monroe. This interest has ranged from possible capital input to customer fee participation. During the next year, prior to the project year, we will be firming up these possible commitments and working out both the operational and financial arrangements should a regional effort be possible. Regional projects may be eligible for some level of funding from CT DEEP.

We have proposed locating this vehicle washing station on the northeast back corner of the Park & Recreation Facility on Fairfield Hills. The location has three (3) very favorable attributes. It has access to a public sanitary sewer for controlled discharge required by CT DEEP. It has access to natural gas for heating. Finally, its easy on/off access to I-84 makes it more accessible to possible regional participation from towns such as Bethel and Brookfield.

The facility itself would be a drive thru with high pressure underside water jets to get at vehicle areas not available to hand washing as well as hand washing capability for side and top areas. The design of the enclosure structure would be quite simple and relatively inexpensive. The final cost for equipment will depend on the waste water processing system that is chosen. This latter decision will be shaped by CT DEEP discharge regulations to a public sewer. While road salts, for example, may not be hazardous, they are a contaminant.

The outer shell will measure approximately 20' in width, 60' in length and 16' in height. The building and site work will cost approximately \$300,000 and equipment costs will be close to \$250,000. This brings total project cost, including engineering to \$600,000.

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.

Expenditures	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Planning/Design			50,000			50,000
Construction/Maintenance				550,000		550,000
Total			50,000	550,000		600,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				550,000		550,000
Other			50,000			50,000
Total			50,000	550,000		600,000

Budget Impact/Other

Would give vehicles and equipment a longer life.
Average annual debt service cost = \$40,000

Capital Improvement Plan

'23/'24 thru '27/'28

Department Public Works

Town of Newtown, Connecticut

Contact FRED HURLEY, DIRECTOR

Project # PW - 6

Type Building construction/renovati

Project Name Public Works Site & Salt Storage Improvements

Useful Life 50

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	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Planning/Design			50,000			50,000
Construction/Maintenance				600,000		600,000
Total			50,000	600,000		650,000

Funding Sources	'23/'24	'24/'25	'25/'26	'26/'27	'27/'28	Total
Bonding				600,000		600,000
Other			50,000			50,000
Total			50,000	600,000		650,000

Budget Impact/Other

Average annual debt service cost = \$43,000

TOWN OF NEWTOWN 2023-2024 CIP FIVE YEAR FORECAST

11/29/2022

current yr 2023-24 TO 2027-28 CIP

	Current	Planned	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Total Est.		Debt.
Fiscal	Debt	2023 Bond	2024 Bond	2025 Bond	2026 Bond	2027 Bond	2028 Bond	Debt Service		Service
Years	Service	Issue	Issue	Issue	Issue	Issue	Issue	Fiscal Year		
Ending	Schedule	(03/15/2023)	(03/15/2024)	(03/15/2025)	(03/15/2026)	(03/15/2027)	(03/15/2028)	Total	General Fund	as a % of
									Budget	Budget

PRINCIPAL AMOUNT>>> 6,000,000 10,000,000 - 13,000,000 8,250,000 6,750,000 38,000,000 ← FIVE YEAR BORROWING AMOUNT

*	06/30/2023	9,611,232						9,611,232	123,219,554	7.80%
*	06/30/2024	9,264,888	534,000					9,798,888	125,683,945	7.80%
*	06/30/2025	8,617,704	522,300	915,000				10,055,004	128,197,624	7.84%
	06/30/2026	8,662,854	510,600	894,250	-			10,067,704	130,761,576	7.70%
	06/30/2027	7,946,531	498,900	873,500	-	1,196,000		10,514,931	133,376,808	7.88%
	06/30/2028	6,974,853	487,200	852,750	-	1,168,700	761,500	10,245,003	136,044,344	7.53%
	06/30/2029	6,105,970	475,500	832,000	-	1,141,400	744,070	9,922,440	138,765,231	7.15%
	06/30/2030	5,860,595	463,800	811,250	-	1,114,100	726,640	9,585,605	141,540,536	6.77%
	06/30/2031	5,703,737	452,100	790,500	-	1,086,800	709,210	9,337,287	144,371,346	6.47%
	06/30/2032	4,861,493	440,400	769,750	-	1,059,500	691,780	8,403,583	147,258,773	5.71%
	06/30/2033	4,276,740	428,700	749,000	-	1,032,200	674,350	7,727,370	150,203,949	5.14%

premium applied from debt service fund.

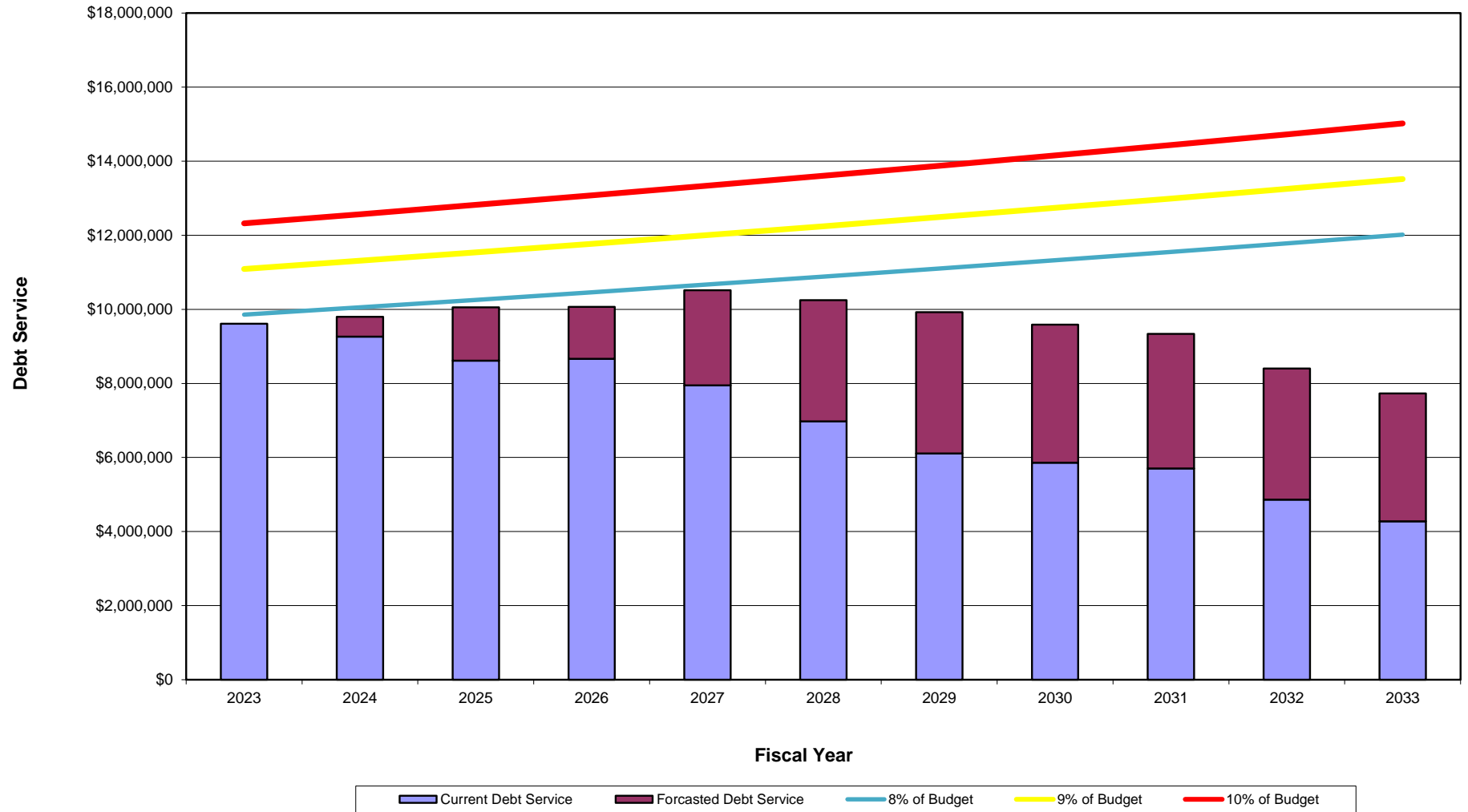
Current Year Detail:

2022-23 CIP:

				Increase in Annual Debt Service:	Premium Applied *
	Hawley HVAC	1,500,000		2022-23	(430,658)
	Sandy Hook Memorial	600,000		2023-24	(900,000)
	High school stadium (rear) turf	450,000		2024-25	(700,000)
	Fire apparatus	500,000		2025-26	-
	Bridge replacement program	400,000		2026-27	-
	Glen road clean up	650,000		2027-28	-
	ETH parking lot	600,000			(2,030,658)
	H.S. HVAC	850,000			
	Head O'Meadow boiler	424,000			
		5,974,000			

11/30/2022

**TOWN OF NEWTOWN
2022- 23 TO 2026-27 CIP EFFECT ON FUTURE DEBT SERVICE**



[illegible]

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TOWN OF NEWTOWN

LEGISLATIVE COUNCIL 2023 CALENDAR

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

Wednesday	January 4	
Wednesday	January 18	
Wednesday	February 1	
Wednesday	February 15	
Wednesday	March 1	
Wednesday	March 15	Public Hearing beginning at 7:00 followed by regular meeting at 7:30
Wednesday	March 22	Regular Budget Meeting
Wednesday	March 29	Regular Budget Meeting
Wednesday	April 5	Regular Meeting – Legislative Council adopts budget
Wednesday	April 19	
Wednesday	May 3	
Wednesday	May 17	
Wednesday	June 7	
Wednesday	June 21	
Wednesday	July 5	
Wednesday	July 19	
Wednesday	August 2	
Wednesday	August 16	
Wednesday	September 6	
Wednesday	September 20	
Wednesday	October 4	
Wednesday	October 18	
Wednesday	November 1	
Wednesday	November 15	
Wednesday	December 6	
Wednesday	December 20	
Wednesday	January 3, 2024	
Wednesday	January 17, 2024	



Michelle Embree Ku <michelleku.newtown@gmail.com>

Newtown Forestry Ordinance/Regulations

2 messages

Michelle Embree Ku <michelleku.newtown@gmail.com>

Tue, Dec 6, 2022 at 9:13 AM

To: nicholas.zito@ct.gov

Nick, thank you for returning my phone call last Friday and helping me better understand the relationship between statute and local forestry regulations. As a member of the Newtown Legislative Council, considering whether to rescind or update the local regulations and ordinance, I want to make sure I understand the risks and benefits of each pathway.

I thought of a few more questions over the weekend if you have a moment to respond.

Does the state maintain records of the times that the state has been involved in matters relating to forestry in Newtown? As I mentioned, I found a couple of public records indicating that forestry practices had come into question. I would like to know if there are other instances.

Are there state regulations?

I understand that there are the following differences between the statute (23-65f-q) and municipal ordinance/regulations (where they exist):

- The state influences forestry mainly through a) the certification of professional foresters and b) enforcement of the limits on how much commercial product can be harvested from a forest. These definitions and limits are found in Sec. 23-65f of the statutes.
- The state does not issue permits to landowners
- On the other hand, municipalities that have state-approved regulations/ordinances influence forestry practices through a) locally issued permits to landowners and b) enforcement of local regulations.

Is my understanding correct? Or is there something I have missed or gotten wrong?

Thank you for your help as I try to understand the framework,

Michelle Embree Ku
401-439-0710

Zito, Nicholas T <Nicholas.Zito@ct.gov>

Tue, Dec 6, 2022 at 12:31 PM

To: Michelle Embree Ku <michelleku.newtown@gmail.com>

Michelle,

My commentary is in red for ease of answering your questions:

Does the state maintain records of the times that the state has been involved in matters relating to forestry in Newtown? As I mentioned, I found a couple of public records indicating that forestry practices had come into question. I would like to know if there are other instances.

All of our enforcement records tend to be organized based on operator. If the Newtown forest practice regulations had been questioned, we would have a file on those under Newtown's Forest Practice Regulations, which we do not have any such record prior to my recent letters to the Town re: municipal regulations. If the practices mentioned involved an operation and associated operator, we would retain those records based on the Operator or Logging Company's Name. We retain enforcement records for a minimum of 10 years, but the institutional knowledge of how those names correlate with the towns they were operating in are mostly gone. As such, I would only be able to verify if such records exist if such a name was provided without a considerable overhaul of the record system.

Are there state regulations?

Currently the state holds the ability to regulate forest practices in CGS Sec. 23-65j:

Sec. 23-65j. Forest practices. Regulations. Fees. (a) The Commissioner of Energy and Environmental Protection may adopt regulations, in accordance with the provisions of chapter 54, governing the conduct of forest practices including, but not limited to, the harvest of commercial forest products and other such matters as the commissioner deems necessary to carry out the provisions of sections 23-65f to 23-65o, inclusive. Notice of intent to adopt such regulations shall be sent by certified mail, return receipt requested, to the chief elected official of each municipality concurrent with publication in the Connecticut Law Journal. Such regulations shall provide for a comprehensive state-wide system of laws and forest practices regulations which will achieve the following purposes and policies: (1) Afford protection to and improvement of air and water quality; (2) afford protection to forests from fire, insects, disease and other damaging agents; (3) afford protection to and promote the recovery of threatened and endangered species regulated pursuant to chapter 495; (4) encourage the harvesting of forest products in ways which result in no net loss of site productivity and which respect aesthetic values; (5) assure that forest practices are conducted in a safe manner; (6) provide a continuing supply of forest products from a healthy, vigorous forest resource; (7) promote the sound, professionally guided, long-term management of forested lands and forest resources, considering both the goals of ownership held by the forest owner and the public interest; (8) encourage the retention of healthy forest vegetation whenever possible as forested lands are converted to nonforest uses or developed for recreational, residential or industrial purposes; (9) provide the Commissioner of Energy and Environmental Protection with essential data on pressures and influences on forest resources, state-wide and on the rate of loss of forested lands. Prior to adopting such regulations, the commissioner shall prepare a report assessing the costs to the regulated entities, the benefits to the state and the environmental impacts of adopting such regulations. Such regulations may include, but not be limited to: (A) Minimum standards for forest practices; (B) establishment of a process by which harvests of commercial forest products from lands other than state-owned lands managed by the department shall be authorized; and (C) necessary administrative provisions.

(b) The commissioner may by regulation prescribe fees for the authorization of harvests of commercial forest products from lands other than state-owned lands managed by the department. The fees collected in accordance with this section shall be deposited directly in the General Fund.

23-65j states "may," not "shall." Looking to the Regulations of Connecticut State Agencies (RCSA) under 23-65j, DEEP has only enacted the following regulations:

Sec. 23-65j-1. Conduct of forest practitioners

(a) Definitions

For the purposes of section 23-65j-1:

(1) "Certified forest practitioner" means an individual certified as a forester, supervising forest products harvester or forest products harvester in accordance with section 23-65h of the Connecticut General Statutes;

(2) "Client" means a person who has entered into a written or verbal agreement with a certified forest practitioner to conduct a forest practice on their forest land; and

(3) "Prospective client" means a person to whom a certified forest practitioner has submitted a proposal to conduct a forest practice on their forest land or upon whose forest land the practitioner has entered for the purposes of soliciting or contracting a forest practice.

(b) General

In order to establish and maintain a high standard of integrity, skills and practice in the conduct of forest practices, the following requirements shall apply to any forest practice undertaken by a certified forest practitioner in Connecticut.

(c) Conduct of Forest Practitioners

A certified forest practitioner shall:

(1) Prior to entering into a contract to conduct a forest practice, disclose in writing to each prospective client, the level of certification he or she currently possesses pursuant to section 23-65h of the Connecticut General Statutes, those forest practices that the certified forest practitioner may lawfully perform and any direct costs or obligations that would be incurred by the client upon entering into such a contract;

(2) Avoid all conflicts of interest with his or her client and promptly disclose in writing to each client, the existence and nature of any financial interest or business association that the certified forest practitioner or his or her employer has which may influence such practitioner's judgment in connection with the performance of such forest practice;

(3) Prior to entering into a contract to conduct a forest practice, disclose in writing to each prospective client whom the certified forest practitioner will represent as agent, the existence and nature of any exclusive contracts or obligations on the part of the certified forest practitioner to sell forest products to certain individuals or firms;

(4) Advertise only the services the certified forest practitioner is qualified and lawfully authorized to perform;

(5) Not make or issue a false statement or false information;

(6) Not disclose information concerning the affairs of the certified forest practitioner's employer, client or prospective client without obtaining express written consent to do so from such employer, client or prospective client, except as required by law;

(7) Comply with the requirements and procedures set forth in the applicable provisions of the Forest Practices Act, section 23-65f, et seq., of the Connecticut General Statutes, and any regulations adopted pursuant to said sections, or any other applicable law;

(8) Not pay or offer to pay any person, either directly or indirectly, any gift or other consideration as an inducement to violate the Forest Practices Act, section 23-65f, et seq., of the Connecticut General Statutes, and any regulations adopted pursuant to said sections;

(9) Notify his or her client or employer in writing if the certified forest practitioner has knowledge of any action taken or decision made by such practitioner's client or employer that violates section 23-65f, et seq., of the Connecticut General Statutes, and any regulations adopted pursuant to said sections;

(10) Prior to entering into a contract to conduct a forest practice, inform the prospective client of his or her identity, the identity of his or her employer and identify in whose interest the certified forest practitioner is working;

(11) Not accept compensation, financial or otherwise, from more than one party for services on the same project, unless the certified forest practitioner discloses in writing to each person from whom he or she is accepting compensation, the names of the other person(s) from whom he or she is accepting compensation and what professional services he or she is performing, if any, for such person(s);

(12) Accurately represent his or her academic or other professional qualifications as a forest practitioner and the scope of his or her responsibilities in connection with work that he or she has performed; and

(13) Not engage in or participate in professional or business practices of a fraudulent or dishonest nature that relate to any forest practice.

Thus, the State does not regulate forest practices per se. That is, we do not regulate minimum standards, authorizing procedures, or other items listed in CGS 23-65j. That being said, DEEP has taken enforcement actions in 2019 in which the Respondents were found to have violated RCSA Sec. 23-65j-1(c)(5) and (7). Providing false information on wetlands applications, as well as utter lack of Best Management Practices (BMPs) constituted the majority of the violations.

In summary, though forest practices and BMPs are not regulated outright, evidential lack of non-compliance can be enforced by holding our Certified Forest Practitioners to the standards of the Conduct Regulations. RCSA Sec. 23-63j-1(c)(7) states that these individuals will comply with any other applicable law – Our 2019 enforcement actions with respect to BMPs were strengthened by 'daisy-chaining' to the Inland Wetlands and Watercourses Act.

I apologize if this may be confusing, it is not as linear as a direct "yes we regulate" or "no we don't."

I understand that there are the following differences between the statute (23-65f-q) and municipal ordinance/regulations (where they exist):

- The state influences forestry mainly through a) the certification of professional foresters and b) enforcement of the limits on how much commercial product can be harvested from a forest. These definitions and limits are found in Sec. 23-65f of the statutes.

Correct in that we do license foresters, supervising forest products harvesters, and forest products harvesters (certified forest practitioners). DEEP actually does not enforce limits on the volume of forest products that can be harvested from a forest. The 25,000 board feet, 50 cords, or 150 tons only serves as the threshold in which an individual must be licensed to harvest these amounts during any twelve-month period. In short, unlicensed individuals may only harvest up to the volume threshold lists in CGS Sec. 23-65f(2). Certified Commercial Forest Practitioners can harvest an unlimited amount of wood products.

- The state does not issue permits to landowners

Historically the Forest Practices Act Program has not held actions against landowners, as typically the landowner is not the violator (unless that is of course they are the ones conducting the commercial forest practice).

The state does not issue permits pertaining to forest products, period. Only certificates as defined in CGS Sec. 23-65h. It is important to note that **anyone** harvesting over the volume threshold shall require a certificate. Landowner or not. This can be found in CGS 23-65f(1), broken down:

1. "Commercial forest practices" means any forest practices performed by a person other than the owner of the subject forest land for remuneration – money is paid for work or a service to/from a person other than the landowner.

or which, when performed, yield commercial forest products; -- the placement of "or which, when performed," captures even the landowner, as a landowner may not be remunerated for their forest practices such as another individual would be

- On the other hand, municipalities that have state-approved regulations/ordinances influence forestry practices through a) locally issued permits to landowners and b) enforcement of local regulations.

Yes. In addition, approved local regulations can be enforceable on both the landowner and the operator. In Haddam's approved FPA Regulations the "Applicant" means a person who files an application. Typically this is a certified forest practitioner. However, the approved municipal regulations really capture both individuals within their application through their attestation:

r. The signature(s) of the landowner(s) of record upon which the forest practices are to occur, the applicant, if different, and the individual(s) who are responsible for actually preparing the application, each of whom shall certify in writing the following:

"I certify that, based on reasonable investigation, the forest practices which are the subject of this application are consistent with the requirements of the Forest Practice Regulations of the Haddam Inland Wetlands and Watercourses Commission to the best of my knowledge and belief."

I understand that this may be a lot to download. I am available for discussion with the town during regular meetings, commission meetings, etc. Please let me know if a live Q&A may be helpful in the future and I will be happy to accommodate.

With respect,

Nick