

**BOARD OF FINANCE
REGULAR MEETING – April 11, 2023
HELD ELECTRONICALLY**

PRESENT: Michael Kaelin, Stewart Koenigsberg (via zoom), Matthew Raimondi, Sandra Arkell, Richard Santosky, Chris Stroup

Others Present: CFO Dawn Norton

Call to Order

Chairman Michael Kaelin called the meeting to order at 7:35 pm.

Approval of Special Meeting Minutes of March 15, 2023, BOF Public Hearing on BOS Budget Minutes of March 21, 2023, BOF Public Hearing on BOE Budget Minutes of March 27, 2023, BOF Special Meeting Minutes-FY24 Budget of April 3, 2023

Motion moved by Ms. Arkell, seconded by Mr. Raimondi to approve the above listed minutes. Mr. Santosky noted discrepancies in the April 3, 2023 meeting minutes in the second page, second paragraph of the proposed resolutions with regard to the motions made for the FY2024 BOS budget and motion to set grand list. Will review resolutions and approve April 3, 2023 minutes at the next BOF meeting. Mr. Kaelin amended the motion to read with the exception of the April 3, 2023 minutes to approve all other minutes listed. Motion moved by Mr. Raimondi, seconded by Mr. Kaelin and carried 6-0.

Discussion and Possible Vote on Bonding Proposals

Ms. Vanderslice began the review on the bonding proposals that were voted upon by the BOS, which include bonding for a Turf Field at Allen's Meadow. She reviewed the five-year bonded capital plan and forecasted borrowing and debt service (see attached presentation). She also reviewed the turf field bonding proposal (see attached). She fielded questions from the board. Discussion and further review with the BOF with members commenting on the proposals with more emphasis on the Turf Field. After much discussion, Ms. Arkell made a motion to object to the turf. The motion was not seconded. No vote was taken.

Discussion on RFQ for Auditor

Mr. Santosky and Ms. Arkell reviewed the RFQ with the board with Ms. Norton providing additional input. Ms. Arkell reviewed the timeline for receiving proposals, scheduling interviews and possible appointment of an Auditor for the Town. Discussion on timing of meeting of the board to make appointment of Auditor. Looking at week of May 15, 2023 to schedule a special meeting.

Committee Reports

None.

Public Comment

- Jason Partenza of Cannon Rd

Having no further business, the board voted to adjourn meeting at 9:39 pm.

Respectfully submitted,
Jacqueline Rochester
(from video recording)

**Minutes have not been reviewed by this Board and may be subject to revision in future minutes.*

5-Year Bonded Capital Plan and Forecasted Borrowings and Debt Service

Updated for Reduction in Turf Field Request

Board of Finance Meeting

April 11, 2023-updated from April 3, 2023 presentation

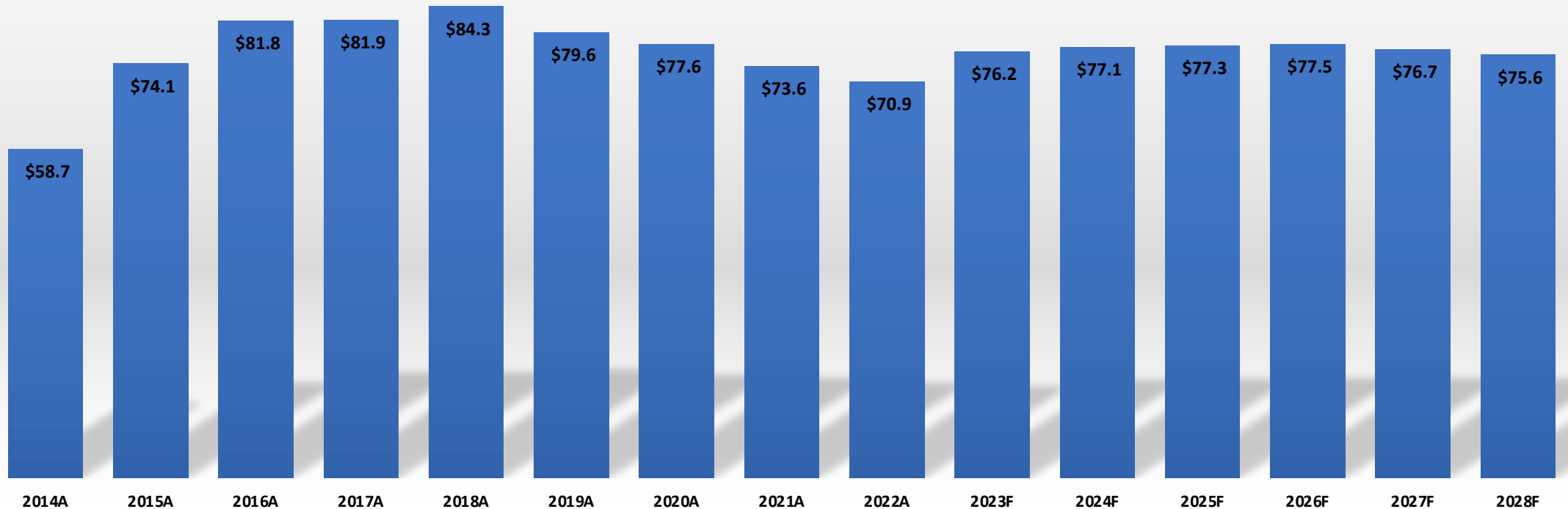
Actual and Forecasted Debt FY2016 Budget to FY2028 Forecast

(in thousands)					
Fiscal Year	Beg Debt	New Bonds*	Payments*	Ending Debt	Notes
2015A	\$ 58,735	\$ 22,750	\$ (7,410)	\$ 74,075	\$9.9 Comstock \$8 Miller Driscoll
2016A	\$ 74,075	\$ 15,788	\$ (8,085)	\$ 81,778	\$14 Miller Driscoll
2017A	\$ 81,778	\$ 8,650	\$ (8,548)	\$ 81,880	\$7 Miller Driscoll
2018A	\$ 81,880	\$ 11,715	\$ (9,300)	\$ 84,295	\$7 Miller Driscoll
2019A	\$ 84,295	\$ 3,600	\$ (8,260)	\$ 79,635	
2020A	\$ 79,635	\$ 5,645	\$ (7,700)	\$ 77,580	
2021A	\$ 77,580	\$ 3,660	\$ (7,610)	\$ 73,630	
2022F	\$ 73,630	\$ 4,435	\$ (7,190)	\$ 70,875	
2023F	\$ 70,875	\$ 13,060	\$ (7,698)	\$ 76,238	\$10 Police HQ
2024F	\$ 76,238	\$ 9,032	\$ (8,203)	\$ 77,066	\$6.4 Police HQ
2025F	\$ 77,066	\$ 8,702	\$ (8,458)	\$ 77,311	
2026F	\$ 77,311	\$ 8,405	\$ (8,242)	\$ 77,474	
2027F	\$ 77,474	\$ 7,972	\$ (8,793)	\$ 76,654	
2028F	\$ 76,654	\$ 8,081	\$ (9,099)	\$ 75,635	
All forecasted years at 3.5% interest. Generally we borrow at approx 90% of 10-year treasury					
* Net of Refundings					

Actual and Forecasted Outstanding Debt FY2014 Actual to FY2028 Forecast

Note: Increase in FY2015 to FY2018 includes \$36 million in borrowings for Miller Driscoll and \$9.9 million in borrowings for Comstock. FY2023 and FY2024 includes \$10 million and \$6.4 million in borrowings for the Police Headquarters.

in millions



5-Year Borrowing Plan

5-Year Proposed <i>Borrowing</i> for Approved or Proposed Projects		
	FY2024 to FY2028	Rationale
School Buildings Infrastructure	\$ 15,405,000	Cider Mill, Middlebrook and WHS 20+ Year-Old Infrastructure
Road Paving	\$ 9,000,000	Maintain Road Quality Achieved over the last 10 years
Police Headquarters Project	\$ 6,400,000	Already Approved
Municipal Buildings Infrastructure	\$ 2,500,000	Outdated, inadequate or non functioning
Bridge Replacements, net of grants	\$ 2,075,348	Required Based on Inspections
Third Turf Field	\$ 1,935,000	<i>New amenity</i>
Rebuild Scribner Hill Road	\$ 1,827,000	<i>Continuing to Seek a Grant</i>
Hwy Garage Oil Tank Replacement	\$ 1,000,000	end of life
Fire Truck	\$ 950,000	20+ years old at time of replacement
WHS Stadium Turf Replacement	\$ 600,000	end of life
Ambler Farm Yellow House Complete Renovation	\$ 750,000	<i>Continuing to Seek a Grant</i>
Town Hall Parking lot	\$ 250,000	Way beyond end of life
	\$ 42,692,348	

Actual and Forecasted Debt Service FY2016 Budget to FY2028 Forecast

Note: FY2023 Budget includes a bond refunding that didn't occur because of the increase in rates
In Millions



Proposed 5-Year Bonded Capital Plan

Updated from Previous Draft Plan

TOWN OF WILTON						
5 YEAR BONDED CAPITAL REQUESTS		Revised on 4-10-23 to reduce Turf Field by \$65,000				
Project	2024	2025	2026	2027	2028	Total
Road Restoration	\$ -	\$ 2,100,000	\$ 2,200,000	\$ 2,300,000	\$ 2,400,000	\$ 9,000,000
Bridge Replacement	\$ -	\$ 767,215	\$ 755,216	\$ 272,373	\$ 280,544	\$ 2,075,348
Scribner Hill Road Repairs	\$ 127,000	\$ 1,700,000				\$ 1,827,000
Total Road and Bridge	\$ 127,000	\$ 4,567,215	\$ 2,955,216	\$ 2,572,373	\$ 2,680,544	\$ 12,902,348
Town Hall/Annex Infrastruture Upgrades*			\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 2,500,000
Town Campus Parking Lots Paving			\$ 250,000			\$ 250,000
Highway Garage Oil Tank Replacement					\$ 1,000,000	\$ 1,000,000
Ambler Farms Yellow House		\$ 750,000				\$ 750,000
Total Municipal Buildings	\$ -	\$ 750,000	\$ 1,750,000	\$ 500,000	\$ 1,500,000	\$ 4,500,000
New Turf Field at Allen's Meadow	\$ 1,935,000					\$ 1,935,000
Replacement Fire Engine	\$ 950,000					\$ 950,000
Replacement Turf at WHS				\$ 600,000		\$ 600,000
Total Town	\$ 3,012,000	\$ 5,317,215	\$ 4,705,216	\$ 3,672,373	\$ 4,180,544	\$ 20,887,348
BOE-Roof Replacements	\$ 780,000	\$ 1,175,000	\$ 700,000	\$ 800,000	\$ 900,000	\$ 4,355,000
BOE-MB and WHS Floor Tiles, Lighting, Ceiling Tiles		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000		\$ 3,000,000
BOE-Elevator Design & Replacement (2), CM in FY2024	\$ 275,000	\$ 275,000				\$ 550,000
BOE- Infrastructure Replacements & Upgrades*			\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	\$ 7,500,000
Total BOE	\$ 1,055,000	\$ 2,450,000	\$ 3,700,000	\$ 4,300,000	\$ 3,900,000	\$ 15,405,000
Total Bonded	\$ 4,067,000	\$ 7,767,215	\$ 8,405,216	\$ 7,972,373	\$ 8,080,544	\$ 36,292,348
*Awaiting the Results of the 10-year Municipal and School Bldg Plan to Breakout Specific Projects						

Turf Field Bonding Proposal

Overview

April 11, 2023

Board of Finance Meeting

Turf Field Bonding Proposal

- **Proposal**

- *255' x 405' coconut husk infill turf field*
- *Minimal disruption to Allen's Meadow-no asphalt, no additional fencing*
- *Overview of Allen's Meadow with the turf field here:*
 - [https://www.wiltonct.org/sites/g/files/vyhlf4046/f/agendas/allens_meadow - preliminary schematic design-overview c-1.0.pdf](https://www.wiltonct.org/sites/g/files/vyhlf4046/f/agendas/allens_meadow_-_preliminary_schematic_design-overview_c-1.0.pdf)
- *Close up View of the turf field here:*
 - https://www.wiltonct.org/sites/g/files/vyhlf4046/f/agendas/allens_preliminary_schematic_design_enlargedc-1.1.pdf

Turf Field Bonding Proposal

- **Need**

- *A grass fields doesn't equal the number of hours of playing time of a turf field*
 - Can't play in wet conditions. See photo of wet Allen's
https://www.wiltonct.org/sites/g/files/vyhlif4046/f/agendas/turf_field_images-allens_march_2023.pdf
 - Our grass fields are overplayed and need to be rested
- *To equal turf in quality, a grass field needs over \$100,000 per year in annual maintenance and must have an irrigation system and longer rest periods*
 - Most of our fields aren't irrigated. See photo of Guy Whitten field
https://www.wiltonct.org/sites/g/files/vyhlif4046/f/agendas/turf_field_images-guy_whitten-4-10-23.pdf
- *The two current turf fields are not sufficient to meet resident demand for turf*
 - Demonstrated lack of field availability
https://www.wiltonct.org/sites/g/files/vyhlif4046/f/agendas/turf_field_usage-late_apr-early_maywebsite.pdf
- *High level of youth sports participants*
 - 750+ Wilton Youth Football and Cheer participants
 - 275+ Wilton Youth Field Hockey participants
 - 600+ Wilton Youth Lacrosse Association participants
 - 1,000+ Wilton Soccer Association participants

(https://www.wiltonct.org/sites/g/files/vyhlif4046/f/agendas/wilton_youth_sports-documentation_of_need_apr_10_letter.pdf)

Turf Field Bonding Proposal

- **Lease Status**

- *Received a request to reconsider decision by a resident and/or environmental group.*
- *On April 4th, CTDOT advised lease terms were confirmed. To be sent this week*
- *15-year lease with all requested changes to the existing lease*

- **Environmental Review**

- *Reviewed twice by State-original Wilton request and recent appeal*
- *Turf manufacturer representation of no PFAS Chemicals*
(https://www.wiltonct.org/sites/g/files/vyhli4046/f/agendas/shaw_turf_pfasletter.pdf)
- *PFAS testing of water directly from Lilly and Stadium discharge pipe was non detectible* *(<https://www.wiltonct.org/home/news/results-turf-field-and-watershed-water-sample-testing-pfas-chemicals>)*
- *No liability associated with PFAS per Town Attorney Nick Bamonte* *(see Appendix)*
- *Coconut husk infill does not create heat. Crumb rubber infill creates heat. Wilton doesn't allow crumb rubber infill*
- *Turf field with coconut husk infill does not need watering. Aquarion to include Wilton as a community with watering restrictions beginning in 2024*

Turf Field Bonding Proposal

Environmental Review, cont.

- *CT DPH Website*

The possibility that artificial turf fields may contain PFAS is an area of active research. Concerns were first raised in 2019 after a number of media outlets reported that testing by nonprofit organizations had identified low levels of PFAS in several artificial turf fields located in Massachusetts. However, because the PFAS concentrations detected in the Massachusetts fields are within the range of “background” PFAS concentrations detected in soils (collected from pristine remote areas) and in surface waters (collected near urban areas) as a result of atmospheric deposition, it is impossible to determine whether the PFAS originated from the turf or from other sources such as atmospheric deposition.

PFAS are used in the production of plastic, rubber, and resin, and as processing aids to improve plastic extrusion; many of the components used to manufacture artificial turf fields. Thus, additional investigation is required to determine if PFAS are present in artificial turf fields, and more importantly, if present, are PFAS released from the fields in sufficient quantities to pose a risk to public health or the environment?

To date, research on this topic is limited to a single, peer-reviewed study (Lauria et. al. 2022). Results of this study, conducted by researchers from public health departments and universities in Sweden and Canada, indicate that the fluorinated substances (fluoropolymers) measured in the artificial turf fields appear to be bound to the components of the artificial turf and do not leach into the environment. Further, they are not the type of fluorinated chemicals that transform in the environment into harmful PFAS. For all these reasons, this peer-reviewed study shows that the presence of fluorinated substances in artificial turf fields does not pose an exposure concern to users of the fields.

Turf Field Bonding Proposal

- **Cost and Funding**

		WARF	BOND
Cost of Turf Field-current \$	\$1,822,527		
Cost Escalation-1 yr @6%	\$109,352		
Contingency @ 10%	\$182,253		
	\$2,114,131	\$180,000	\$1,934,131
Possible Seasonal Bubble Infrastructure	\$ 320,000	\$ 320,000	
		\$500,000	\$1,934,131
Rounded			\$1,950,000

- *If the contingency is not required, the Town's bonding will be reduced to as low as \$1.752 million*
- *The contribution of at least \$180,000 from WARF towards the turf field is fixed. If the cost of the possible seasonal bubble infrastructure is less than \$320,000 that savings will be allocated to the cost of the turf field and reduce the Town's bonding.*
- *Detailed Cost: https://www.wiltonct.org/sites/g/files/vyhlij4046/f/agendas/proposed_turf-cost-funding-4-10-23.pdf*

Turf Field Bonding Proposal

Impact on Debt Service

Budget Year	Debt Service	Mill Rate Impact*	Mill Rate Incr % Impact*
2024	\$ -	\$ -	\$ -
2025	\$ 135,000	\$ 0.07	0.12%
2026	\$ 257,725	\$ 0.098	0.22%
*Based on Current Mill Rate Calculation			

Annual Maintenance Grass at Allen's Maintained at Turf Quality vs. Turf

	Grass-Equiv Quality to Turf*	Turf	Difference
Labor Field Grooming		\$ 1,120	\$ 1,120
Labor Mowing	\$ 3,360		\$ (3,360)
Fertilization/Herbicide	\$ 4,600		\$ (4,600)
Sodding	\$ 78,400		\$ (78,400)
Top Dressing	\$ 3,000		\$ (3,000)
Irrigation Servicing	\$ 2,000		\$ (2,000)
Water Cost	\$ 8,000		\$ (8,000)
Labor Overseeding	\$ 210		\$ (210)
Labor Aeration	\$ 350		\$ (350)
Field Line Painting	\$ 4,480		\$ (4,480)
Synthetic Turf Repairs		\$ 500	\$ 500
Additional Infill		\$ 7,000	\$ 7,000
Annual Operating Expenses	\$ 104,400	\$ 8,620	\$ (95,780)
Avg. Annual Debt Service		\$230,750	\$230,750
Net Difference-existing grass	\$ 104,400	\$ 239,370	\$ 134,970
* Existing irrigation			

Appendix

- **April 3rd BOS Minutes**

Mr. Bamonte reviewed the status of the law in regards to PFAS and how that relates, if at all, to the liability of the Town. He stated there is no cause for concern from a liability standpoint,

- The Advisory does not create any liability on the part of the Town for PFAS that may or may not exist in private wells.
- Causation is required for liability. The Town's voluntary testing of the water from the discharge pipes from the Town's two turf fields showed no detect, which shows no causation. There is no liability, even if future laws are passed for the advisory levels.
- There are no Connecticut laws or regulations related to PFAS, except for packaging materials.

Mr. Nabulsi asked about the possible risks of a future law related to turf fields being retroactive. Mr. Bamonte responded you can't apply a law retroactively. He could not address the legality should the Legislature adopt a bill with retroactive provisions. During his years of representing municipalities, he had not seen it done.