

**BOND REFERENDUMS**

**FIVE-YEAR CAPITAL PLAN**

**OUTSTANDING DEBT AND DEBT SERVICE PROJECTIONS**

May 2, 2023

Annual Town Meeting

## Bond Referendums

- **\$127,000 for design work for the construction/reconstruction of Scribner Hill Road.**
  - *The total current estimated project cost, before completion of design work, is \$1,827,000. The balance of the project cost will be requested at next year's Annual Town Meeting.*
  - *As a result of damage to the road, the northbound lane of the road was closed last June. A geotechnical engineer was engaged to evaluate the damaged section.*
  - *This next phase is the design of the required construction/reconstruction to repair the damage and make the road fully usable again.*
  - *The Town applied for a state grant to partially fund this project. That grant application was denied because the road is not a commuting route.*

## Bond Referendums

- **Up to \$1,935,000 for an artificial turf field at Allen's Meadow.**

- ***Description***

- 255' x 405' coconut husk infill turf field.
- LED energy efficient and updated lights to light the field only.
- Path lighting along the short path from the field to the parking lot.
- Reconfiguration of the existing parking lot.
- Minimal disruption to Allen's Meadow-no asphalt, no additional fencing.
- Overview of Allen's Meadow with the proposed turf field [here](#).
- Close up view of the proposed turf field [here](#).
- Bonding does not include possible seasonal bubble infrastructure that must be installed with the turf field. That work is being paid for by WARF.
  - WARF will provide funding at the time of contract execution.

- ***Replacement Sinking Fund***

- The Town has a sinking fund to offset the cost of 10-year turf replacements.
- Revenues from field and light rentals are held in the sinking fund.
- Net revenues from banner program at the Stadium and Lilly, managed by WARF on behalf of the Town, are transferred to the Town and held in the sinking fund.
- The Town's share of any field and light revenue at Allen's will also be deposited into the sinking fund.

## Bond Referendums

- Up to \$1,935,000 for an artificial turf field at Allen’s Meadow, cont.

		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 available [here](#)*

### Need for a Third Turf Field

- ***Turf vs Grass***

- A turf field provides a greater number of hours of playing time versus a grass field.
- A grass field can't be used in wet conditions. Photo of a wet Allen's Meadow field [here](#).
- Town grass fields are overplayed. Demand means grass fields can't be rested as is required to maintain quality. Photo of Guy Whitten field [here](#).
- To maintain a grass field at an equal quality to turf a grass field needs
  - *over \$100,000 per year in annual maintenance,*
  - *must have an irrigation system, and*
  - *must be rested.*

### Need for a Third Turf Field

- ***Shortfall in Available Playing Time***

- The two current turf fields are not sufficient to meet resident demand for turf.
  - *Demonstrated lack of field availability. [Example](#) of availability for April 17 thru May 14 as of April 9<sup>th</sup>.*
  - *Lilly and WHS Stadiums are on school property-WHS teams have first priority.*
    - *WHS use for the fall of 2022 increased by 25%.*
    - *WHS teams can and do bump others scheduled for the field.*
  - *A third field at Allen's, won't be on school property and thus can/will be prioritized for non-high school youth and adults.*

- High level of youth sports participants ([source](#))
  - *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.*

## Environmental Considerations

- ***Coconut husk infill turf fields don't require watering.***
  - As of June 2023, Wilton is now subject to Aquarion watering restrictions.
  - Voluntary in 2023. Mandatory in 2024.
- ***Coconut husk infill turf fields don't create heat.***
  - Coconut husk absorbs moisture, creating a cooling effect.
  - Crumb rubber infill turf creates heat.
  - Wilton abandoned crumb rubber infill in 2016.

### Environmental Considerations, cont.

- ***Town's two existing turf fields don't contain detectible PFAS chemicals.***
  - Test results of water directly from the Lilly and Stadium discharge pipes were non-detected for PFAS chemicals.
  - Test results of the water from Goetzen Brook just after passing Lilly Field were non-detected for PFAS chemicals.
  - Consistent with our test results, the turf manufacturer of our two turf fields [represented](#) the turf fields do not contain PFAS chemicals.
  - The State reviewed the question of a turf field at Allen's twice. CT DPH site: One peer-reviewed study found *"fluorinated substances"* in turf fields *"do not leach into the environment... they are not the type of fluorinated chemicals that transform in the environment into harmful PFAS."*
- ***Many people confuse "crumb rubber granules" bans and studies to mean "turf fields" bans and studies.***
  - The EU is considering a ban on synthetic infill, such as crumb rubber and/or plastic granules, not a ban on turf fields. ([Source](#)).
  - Sweden cited crumb rubber granules, as the second highest microplastics found in Sweden, not turf fields. ([Source](#))



### Lease Status

- *Agreement with CTDOT on a draft lease.*
- *30-year cumulative term, initial 10 years with two 10-year extensions at the Town's option (twice the current lease term).*
- *No rent, as long as the Town does not charge a fee for use of the property. If fees are charged, the State receives a portion of the fees as rent. Examples of potential fees: Community Gardening Program fee, turf field rental fee or turf light rental fee.*
- *New uses include community gardening, a turf field, a seasonal bubble over the turf field.*
- *Pesticide use not allowed.*
- *Current lease expires in November. New lease would be executed prior to expiration.*

## Bond Referendums

- **\$950,000 for the replacement of a fire truck.**
  - Fire trucks are replaced on a 20-year cycle.
  - Three years are required between when the monies are approved and when the fire truck is delivered.
  - At that point, the current fire truck will be more than 20 years old.
  - The replacement fire truck will have a undercarriage made from a different material than the current fire truck, which should allow for a longer life than 20 years.
- **\$780,000 for school roof replacements**
  - *Part of an ongoing program to replace school roofs or roof sections. Required replacements are based on thermal scanning and engineering evaluations.*

## Bond Referendums

- **\$275,000 for the design and installation of a new elevator at the Cider Mill School.**
  - The current elevator has aged out and does not meet the State's relatively new requirements for school elevators.

## Bonding FAQs

- *The Town borrows once per year in the spring.*
- *The Town only borrows the actual amount required following issue of RFQ/P and approved contract.*
- *Borrowings can't exceed amount authorized in the referendum.*
- *10-year or 20-year term based on the life of the project/asset being funded.*
- *Moody's Aaa bond rating reaffirmed in April.*

# Proposed 5-Year Bonded Capital 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
<b>Total Road and Bridge</b>	<b>\$ 127,000</b>	<b>\$ 4,567,215</b>	<b>\$ 2,955,216</b>	<b>\$ 2,572,373</b>	<b>\$ 2,680,544</b>	<b>\$ 12,902,348</b>
Town Hall/Annex Infrastructure 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
<b>Total Municipal Buildings</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ 1,750,000</b>	<b>\$ 500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 4,500,000</b>
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
<b>Total Town</b>	<b>\$ 3,012,000</b>	<b>\$ 5,317,215</b>	<b>\$ 4,705,216</b>	<b>\$ 3,672,373</b>	<b>\$ 4,180,544</b>	<b>\$ 20,887,348</b>
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
<b>Total BOE</b>	<b>\$ 1,055,000</b>	<b>\$ 2,450,000</b>	<b>\$ 3,700,000</b>	<b>\$ 4,300,000</b>	<b>\$ 3,900,000</b>	<b>\$ 15,405,000</b>
<b>Total Bonded</b>	<b>\$ 4,067,000</b>	<b>\$ 7,767,215</b>	<b>\$ 8,405,216</b>	<b>\$ 7,972,373</b>	<b>\$ 8,080,544</b>	<b>\$ 36,292,348</b>

\*Awaiting the Results of the 10-year Municipal and School Bldg Plan to Breakout Specific Projects

## 5-Year Borrowing Plan for Previously Approved and Proposed

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

## 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 Discoll
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 treasuries.					
* Net of Refundings					

# 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

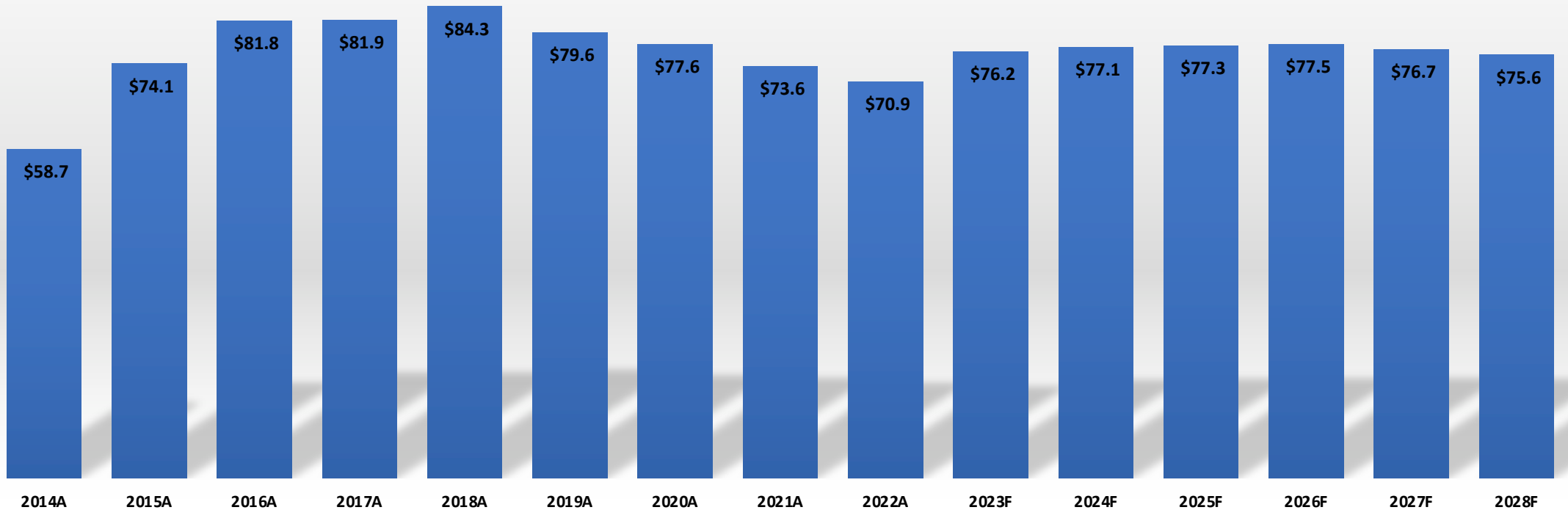




# Actual and Forecasted Outstanding Debt FY2014 Actual to FY2028 Forecast

**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



## Bonding Avoided Due to Grant Awards

Over the last 3+ years, the Town has aggressively pursued grants as a means of reducing taxpayer funding.

**\$33.5 million in grants have been awarded.**

ROAD BRIDGE REPLACEMENTS	\$ 23,051,400
EMERGENCY COMMUNICATION SYSTEM-COST	\$ 4,320,000
NRVT CONSTRUCTION	\$ 3,261,600
WHS SPORTS COMPLEX DRAINAGE RECONSTRUCTION	\$ 1,485,000
WILTON CENTER TRAIN STATION PEDESTRIAN BRIDGE	\$ 1,405,200
	<b>\$ 33,523,200</b>