



Special Town Meeting

October 25, 2018

Agenda

- Call to order
- Read the legal notice
- Elect a moderator
- Consider and discuss (but not vote on) resolutions to:
 - *Authorize an appropriation of \$6,000,000 for the costs of various school improvements at the Somers Elementary School, the Mabelle B. Avery Middle School and the Somers High School and the financing of said appropriation by the issuance of general obligation bonds and notes in an amount not to exceed \$6,000,000 or so much as may be necessary after deducting grants therefor.*
 - *Authorize an appropriation of \$4,000,000 for the costs of road and bridge improvements and the financing of said appropriation by the issuance of general obligation bonds and notes in an amount not to exceed \$4,000,000 or so much as may be necessary after deducting grants therefor.*
- Adjourn the meeting

Background

moderator

Appropriation Process Steps

- Need for school projects presented to and approved by the Board of Education. Becomes the basis for a long range facilities plan
- Need for road projects presented to and approved by the Board of Selectmen
- Both school and road projects were presented to the Capital Improvement Projects Committee (CIP) for review and approval
- Board of Selectmen voted to recommend to the Board of Finance
 - *Appropriation and bond authorization resolution*
 - *Call a Special Town Meeting to discuss*
 - *Approve vote by ballot*
 - *Set date for referendum on November 6, 2018*
- Board of Finance voted to recommend appropriation and bond authorization to Town Meeting
- All steps taken in accordance with Town Charter and State Statutes

Overview - School Projects

Brian Czapla, Superintendent of Schools

- Seeking approval of a \$6 million appropriation for various school improvements
- Comprehensive facilities assessment conducted identifying projects and priorities
- Leadership Team identified additional projects
- Combined and prioritized all projects, reviewed financial impacts and possible funding
- Long-Range Facilities Plan developed and approved by the Board of Education
- Specific project proposals from the Long-Range Plan presented to the CIP for approval and consideration in a bonding package
- The projects are planned to span a 2-4 year period

Planned Projects

Preliminary Cost Estimates

PROJECTS	COSTS	S&S	Struct	DM	Comp	IAQ	EOL
Somers Elementary School							
General Building Repairs	\$163,000	•	•	•	•		•
Media Center Air Handling Unit	\$30,000					•	•
Countertops & Cabinets	\$175,000						•
Exterior Column Repair	\$412,000		•				
Mortar Repair	\$100,000		•				
Oil Tank	\$194,000				•		•
VCT Tile (flooring)	\$88,000			•			
Roof (partial replacement)	\$552,000		•				•
Mabelle B. Avery							
General Building Repairs	\$60,000		•	•			
Tech Ed Ventilation System	\$27,000	•				•	•
Somers High School							
General Building Repairs	\$73,000			•	•		
Auditorium Lighting	\$198,000	•					•
Baseball Field and Fence	\$41,000	•		•			
Boiler Replacement	\$235,000						•
Track	\$2,987,000	•		•			•
System Wide							
Security Upgrades	\$75,000	•					
Door Canopies	\$52,000		•				
Kitchen Equipment	\$55,000						•
Lintels	\$55,000		•				
Storage Building	\$348,000		•				

Track Information

■ Current State

- Disrepair
- Safety
- Repairs not effective
- Not regulation size

■ Proposed Project

- Regulation size track (400m)
 - 6-8 lanes
 - lighting + seating
- Relocation or reorientation
- Interior field
 - Natural grass + irrigation
 - Soccer, lax, field hockey, graduation
- Formal RFP process

Overview - Road Projects

Todd Rolland, Director of Public Works

- Seeking approval of a \$4 million appropriation for road and bridge improvements
- Undertake the reconstruction and paving of the main Town roads listed in the pavement management study conducted by StreetScan
- StreetScan's vehicles are equipped with sensing technology –3D cameras, radar, and optical devices which can detect pavement surface distresses
- Use of this technology provided the Town with the ability to make informed data-driven repair decisions
- 100% of the Town's 90 miles of roads were surveyed. Restoration of 40 miles of main roads has been selected for this project
- Construction, drainage, bridge repair, and patching activities would also be undertaken, as needed
- The project is planned to span a 2-3 year period beginning in 2019

Road Projects – Preliminary Cost Estimates

Street Name	Length (miles)	Pavement Condition Index	Estimated Cost
AVERY	0.31	80.00	\$ 22,211
SOKOL	0.85	78.78	60,774
BILLINGS	2.59	75.18	184,339
BILTON	1.18	69.89	84,253
FOUR BRIDGES	2.27	75.62	161,709
GEORGE WOOD	1.42	88.38	100,937
GULF	1.90	73.29	135,351
HAMPDEN	1.03	77.40	87,368
MAPLE	1.38	72.80	98,400
NINTH DISTRICT	2.45	77.44	174,551
PINNEY	2.28	78.50	162,213
SCHOOL	0.33	76.29	23,761
SHAKER	1.13	78.67	80,451
STAFFORD	3.54	66.50	1,010,536
STEBBINS	0.98	82.17	69,889
BATTLE	1.00	73.71	71,380
DURKEE	1.24	75.62	88,672
EGYPT	1.03	68.80	73,207
FIELD	1.28	74.67	91,489
KIBBE GROVE	0.69	68.75	49,497
KING	1.07	68.20	76,179
MOUNTAIN VIEW	1.59	67.09	453,697
ROOT	1.49	81.50	106,474
WATCHAUG	1.94	73.38	138,356
WOODS	1.27	65.63	362,453
Total	36.24		\$3,968,151

Financing Plan

Michael Marinaccio, Chief Financial Officer

Objective

“Meet the needs of funding and financing the Town’s capital infrastructure improvement projects in a fiscally controlled manner while avoiding an expenditure impact which would cause a tax rise in any individual year.”

- No debt service increase
- Structure debt to level out debt service expenditures
- Replace old debt with new debt
- Use available grant funding; seek additional grant funding
- Strategic use of fund balance
- Determine optimal amount and timing for bond sale
- Seek competitive bids for sale of bonds
- Start out gradually, then fully fund

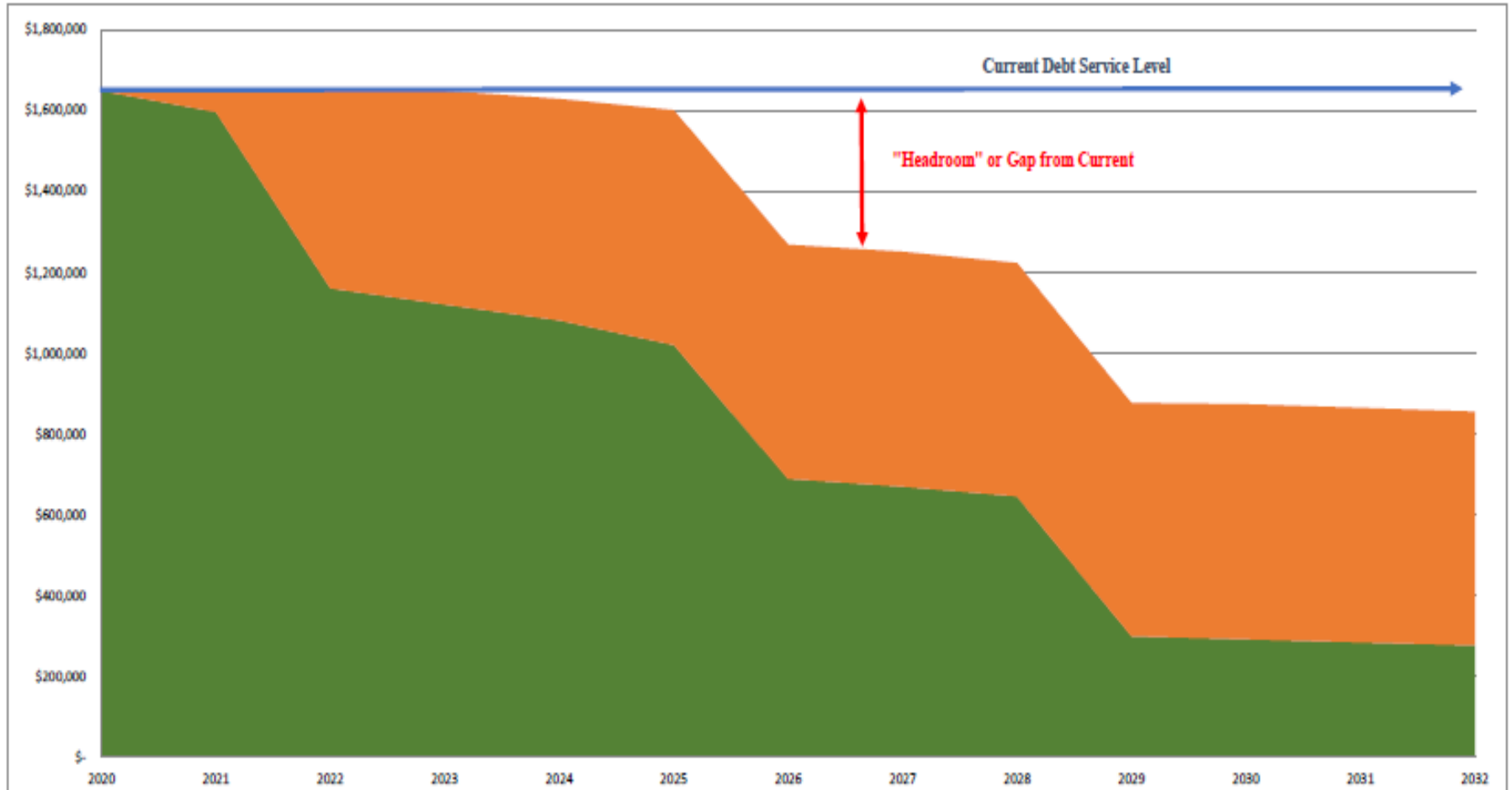
Financing Plan

Details

- Project cost estimates – schools and roads - are currently preliminary and subject to change
- All projects must be performed within the overall dollar amount umbrella of each appropriation
- Debt service funding analyses are also preliminary and subject to change
- Appropriation Resolutions must first be approved by the voters in order to take the next step - pursue bond financing and grant funding
- In order to bond, project cost estimates must be firm and comprehensive and be supported by detailed plans, actual bids and/or quotes
- Grant funding if obtained could reduce anticipated bonding amounts

Debt Service Analysis

Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Debt Service													
Current Debt Service Schedule	\$ 1,648,829	\$ 1,596,671	\$ 1,160,588	\$ 1,120,638	\$ 1,081,038	\$ 1,020,400	\$ 689,463	\$ 669,956	\$ 645,850	\$ 300,000	\$ 292,500	\$ 285,000	\$ 277,500
Add Projects	\$ -	\$ 52,158	\$ 488,241	\$ 528,191	\$ 547,899	\$ 580,806	\$ 578,529	\$ 580,944	\$ 577,076	\$ 576,876	\$ 581,039	\$ 579,564	\$ 577,579
Revised Debt Service Schedule	\$ 1,648,829	\$ 1,648,829	\$ 1,648,829	\$ 1,648,829	\$ 1,628,937	\$ 1,601,206	\$ 1,267,992	\$ 1,250,900	\$ 1,222,926	\$ 876,876	\$ 873,539	\$ 864,564	\$ 855,079
"Headroom" of Gap from Current	\$ -	\$ -	\$ -	\$ -	\$ (19,892)	\$ (47,623)	\$ (380,837)	\$ (397,929)	\$ (425,903)	\$ (771,953)	\$ (775,290)	\$ (784,265)	\$ (793,750)



In Closing

moderator

The Ballot Questions

- There is no voting at this town meeting; voting is by ballot and takes place on election day, November 6th right here at the Town Hall Auditorium beginning at 6:00 am and ending at 8:00 pm
- *“Shall the Town of Somers appropriate \$6,000,000 for various school improvements and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?”*
- *“Shall the Town of Somers appropriate \$4,000,000 for road and bridge improvements and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?”*
- A vote of “Yes” will be a vote for approval of the question, and a vote of “No” will be a vote for disapproval