

**SPECIAL TOWN MEETING
TOWN OF FARMINGTON
June 5, 2017**

Paula B. Ray served as Clerk for the meeting and called the meeting to order at 7:00 pm... She read the Warning recorded just preceding these minutes. Mrs. Meredith Trimble moved and Mr. Peter Mastrobattista seconded the nomination of Mr. Christian Hoheb as Moderator. The Clerk called for a voice vote, and Mr. Hoheb was selected unanimously.

The Moderator outlined the procedures for the Special Town Meeting. Mr. Gary Palumbo moved and Mrs. Nancy Nickerson seconded to discuss the resolution contained under Item 1 in the Warning. The Moderator called for a voice vote and declared the motion passed. Mr. Jon Landry moved and Mr. Justin Bernier seconded that the reading of the resolution contained in the Warning be waived. The Moderator called for a voice vote and declared the motion passed. There were approximately 220 residents eligible to vote at Town Meetings present. The Moderator called on Mr. William Wadsworth, Chair of the Building Committee to begin the presentations.

Mr. Wadsworth reviewed issues in the High School and the work of the Building Committee had done leading up to the recommendation of the proposed project referring to the presentation recorded with these minutes as Agenda Item 1.

Mr. Chris Fagan, Chair of the Board of Education thanked everyone that had worked on the project. He discussed the mission of the Board of Education and the Board of Education's "Vision of the Graduate" that guided the Board of Education when developing the Statement of Needs and Educational Specifications for the project. He told the audience the Board of Education had voted to approve the proposed project because it met the Statement of Needs and Educational Specifications.

Mrs. Kathy Greider, Superintendent of Schools reviewed the specifics of the Statement of Needs and Educational Specifications for the project referring to Agenda Item 1.

Mr. Mark Sklenka, Colliers International the Owner's Project Manager and Paul Dominov, Architect Kastle Boos Associates, Inc. project designer reviewed in detail using Agenda Item 1 the proposed design, the construction phasing, the State of Connecticut Grant process and the budget development for the project.

Ms. Kathy Eagen, Town Manager reviewed the bonding schedule and tax impact for the project.

Mrs. Nancy Nickerson, Town Council Chair thanked the Building Committee, the Town Manager and her staff, the Superintendent of Schools and the Board of Education for their work on the project. She thanked all the public that had attended all the different meetings to become informed on the project. She reviewed the history of the project leading up to the Town Council's voting to move the project to referendum. She urged the public to vote at the referendum.

The Moderator opened the meeting for public comment.

Peter Jones of 21 Briarwood Road said he was disappointed with the design of the project, because it put a bus turn around lane 50 feet from his property. He felt his property would be devalued by the project. He urged everyone to get out and vote no. He hoped when the project was defeated a better design would be used in the future.

David Hoeff of 4 Cobblestone Road asked questions about the funding of the project, what would happen if the State Grant funding weren't received, implications for the Town's bond rating if the project were approved and if the project was going to reduce the number of tennis courts at the high school. He had concerns about the cost of the project's impact on the Town.

Khalil Ghassemzadeh of 19 Timberline Drive spoke in favor of the project. He believed the project moving forward at the present time gave it the best chance for State Grant funding, was a safe and reliable investment in the community and creative financing could be used to lessen the tax burden. He asked everyone to vote yes.

Arthur Rumpf of 127 Lovely Street asked if there was a voting threshold like the budget in order for the project to fail. He believed the project created too great of a tax impact for the community.

Jihua Wang of 7 Cobblestone Road felt the project was too expensive a burden for the majority of Farmington Residents. She had concerns about the impact of the construction on the students living through the construction. She felt it was too great a sacrifice for the students.

Beth Kitner of 24 Farmstead Lane told the meeting she had 4 students in the schools and that she was excited for the project's benefits for them. She asked if the Town still offered tax abatement programs for qualified residents. She told the audience she became a community advocate because of negative groups in the past. She was happy the project had bipartisan support and to delay the project would only make it more expensive. She had been hearing why we weren't just renovating the building. She believed renovations were almost as expensive and more disruptive for the students. She told the meeting the chances of State Grant reimbursement would be greatly diminished after July 1st.

Chris Harrison of 36 High Street congratulated the Building Committee and Town Council on the job they had done. He believed Mr. Wadsworth, Chair of the Building Committee was a thoughtful and conservative person. He trusted that this was the most economic project that met the educational needs of the schools. He told the audience he no longer had children in the schools but he and his entire family were voting yes.

Bruce Chudwick of 9 Tall Timbers Drive had questions about the financial impact the project would have on the Town. He was concerned about the current revaluation shifting the tax burden to the residents. He thought the project was wonderful but not affordable. He asked if the project failed that the Building Committee be recharged to come back with a less expensive project.

Zbigniew Drzazgowski of 9 West District Road thought \$184,000,000 was too much money to spend. He felt the taxes would go up too much, and we would be like New Britain. He felt the project was nonsense.

Ned Statchen of 6 Bella Lane thanked everyone for their work on the project. He urged everyone to vote yes and make the kids winners. He believed the project was a great investment for the Town and everyone would be winners if it passed.

Lenny Baldino of 5 Woewassa Lane appreciated everyone's efforts on the project. He hoped the project would last the Town 40-50 years. He questioned the amount of glass causing heating and cooling problems.

Dexter Willett of 54 Garden Street told the meeting his brother would spend all four years of high school in a construction zone, but he was thrilled he would have the opportunities the new building would give him.

Zhou Weniang of 18 Oakland Avenue told the meeting the project was unaffordable and the worst solution to the High Schools problems.

George Reider of 9 Glenmore Drive told the meeting that while the project was expensive it was necessary. He trusted the Building Committee had arrived at the correct solution for the High School's problems. He supported the project because we all live in a global economy and need a state of the art high school to compete, it would increase our home values and whenever something is defeated it only comes back more expensive later. He strongly recommended the project should go forward.

Resident of Bradford Walk told the meeting he was always for education but this project was too expensive and would take away for our other schools.

Victor Trofimov of 15 Ledgewood Drive asked if the tax projections included the abated taxes. He believed since Farmington High School was one of the best already why would it be necessary to spend all this money to improve it, and it would be better to invest the money in teachers and programs.

Richard Scalzo of 29 Strawfield told the meeting he had moved here for the schools and his children wouldn't see the benefit of the project. He was still in support of the project and believed it was how he wanted his tax dollars spent because it was for the greater good for the entire community.

Lynne Erickson of 105 Webster Street spoke in favor of the project. She told the audience she and her husband were voting yes because it was for the future of Farmington.

Pierre Guertin of 12 Henley Commons believed we were throwing away a lot of things that weren't that bad in the school, and the fact that there were things falling apart at the school was a reflection on our lack of maintenance. He was concerned the Town could end up building rich and not be able to afford high caliber teachers, programs or basic maintenance. He considered saving the 1928 building a waste of money. He didn't believe we were completely knowledgeable of all the financial implications of this project

with all the economic variables at play, and the Town was putting all its eggs in one basket.

Dawn Ware of 15 Quail Ridge was in support of the project. She told the meeting she had watched the taxpayer's association defeat referenda that ultimately cost the Town millions of dollars. She didn't believe the project was inflated, and if we didn't act now the Town would lose the opportunity for State Grant money.

Sarah Huelin of 5 Serra Drive spoke in favor of the project and wanted to address some of the earlier comments. She told the meeting that the current State law only allows school busses to idle for a maximum of 3 seconds; that the statement that this would be the 7th most expensive high school in the country was not taking into account the inflation of construction expenses since the other schools were built and considering that some were built in areas with lower cost of living in comparison to Farmington this project was less expensive; that renovations were very expensive because the building had many problems and that a new school would meet enrollment concerns better than the current school. She believed home values would go down if the project were defeated.

Mike Clark 13 Tanglewood Road told the meeting every time a project gets defeated it comes back more expensive. He believed Farmington was fortunate to have excellent leaders and the expertise of the Building Committee was exceptional. He felt they were all people we knew and trusted. He spoke to members of the Building Committee who came in believing a renovation project was what was needed but after studying the issue changed their minds. He told the meeting the High School was the center of our community and Farmington's home in times of disaster. He urged everyone to vote yes.

Michele Petrucelli of 95 Somersby Way believed a new school was needed but questioned why the time line for construction was so long. She asked why building somewhere else wasn't a better alternative.

Jean Baron of Basswood Road and member of the Building Committee told the meeting Farmington had many missed opportunities in the past because of failed referendum and cautioned not to repeat past mistakes. She talked about the phasing of the project and believed it was thoughtful and safe for the students. She thanked everyone for their work on the project.

Brian Lindroth 4 Chelsea Place told the meeting he had always been a big supporter of education, but he was concerned about the \$185,000,000 cost. He questioned whether it jeopardized future projects in the Town.

John Mastroianni of 920 New Britain Avenue was very proud of the education he had received from the Farmington schools and of the Town in general. He had chosen to return and live in Farmington and felt the proposed project would attract other young people to want to eventually settle in Town.

Charles Kenniston of 44 Westview Terrace told the meeting it wasn't the building that provided good education but the teachers and programs. He questioned all that was being thrown away as part of the project. He believed the cost was only an estimate and

the project would cost more than being represented. He questioned why enlarging another school and making the High School 3 years wasn't considered as an option, whether buying Tunxis Community College from the State could be an option and what guarantee the Town had the project wasn't going to cost more than \$110,000,000 as represented in the brochure.

Pam Fisher of 5 Jules Court told the meeting that talking about Tunxis Community College as an alternative to the project was nothing more than a red herring being thrown into the process. She didn't believe Tunxis was in danger of being closed and the costs of making it a high school would be prohibitive. She gave for example that it had no athletic facilities and fields or music facilities. She told the meeting the Building Committee had considered many different plans for the project and had selected this as the best plan. She reviewed the many ADA issues in the building and some of the unfair circumstances that had occurred at music performances because of them.

Jennifer Decker of 3 Briarwood Road asked how the \$6,000,000 contingency fund had been decided, because her experience told her it wasn't sufficient. She questioned what was owed on the sections of the school that were going to be demolished, what were the dollar amounts attached to the large projects in the Capital Improvement Plan and what was included in the balloon debt payment in 2019/2020.

Emily Kaliney of 30 High Street thanked everyone for their work on the project. She asked who was responsible for the flyer she had picked up on the desk. She believed the project had been well vetted. She thought the project would give teachers and students a clean safe environment for learning. She urged everyone to vote yes on June 15th.

Ron White of 19 Wells Road questioned the square foot price of the project. He thought it should be lower, but he was voting yes.

John Silver of 70 Peggy Lane commented on the awful condition of the auditorium. He acknowledged that the Town and the State were in uncertain financial times, but didn't see it getting any better anytime soon. He believed putting the project off would only make it more expensive because of increasing interest rates and construction costs. He was concerned that if the project were defeated the alternatives weren't good and hoped the residents would trust the Building Committee and vote yes for the project.

John Zaccheo of 10 Hilltop Road questioned why more efficient energy systems weren't planned for the project such as solar panels.

Trevor Deming of 176 Lovely Street told the meeting the NEASC review sighted the condition of the building as poor. He believed the proposed project would allow the high quality of education to move to an even higher level. He was in full support of the project.

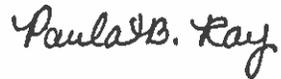
Andra Benin of 4 Thatcher Terrace thanked everyone that worked on the project for their work and was excited about the project. She asked if more up to date information could be put on the website regarding Hazard Material testing throughout the project.

Mr. Wadsworth thanked all the members of the Building Committee for their work.

Hearing no further public comments the Moderator called for a motion to adjourn to referendum on June 15, 2017 between the hours of 6:00 a.m. and 8:00 pm.

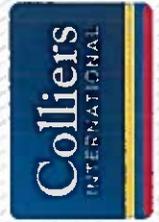
Mr. Johnny Carrier moved and Mr. Peter Mastrobattista seconded to adjourn the meeting to referendum 10:15 p.m... The Moderator called for a voice vote and declared the meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula B. Ray".

Paula B. Ray, Clerk

TOWN OF FARMINGTON, CT FARMINGTON HIGH SCHOOL PROJECT TOWN MEETING- JUNE 5, 2017

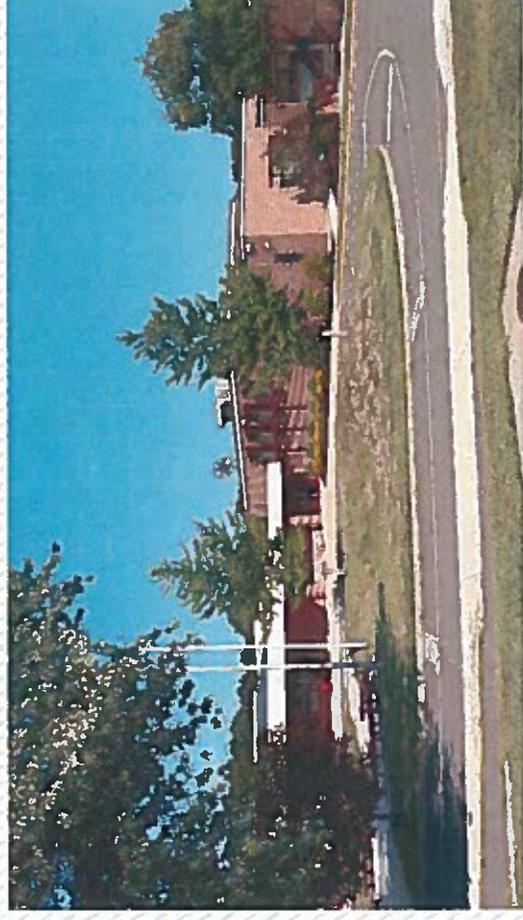


EXISTING ADDITIONS



PROJECT UPDATE-POST MARCH 1, 2017

- » Established a Referendum Date:
June 15, 2017
- » Added Square Footage (request from State to meet guidelines)
 - > Approx. 10,000 GSF
 - + 5,000 GSF Team Rooms
 - + 5,000 GSF Collaboration Spaces
- » Further Developed D1 option
 - > Plans/Elevations
 - > MEP Systems
 - > Site
 - > SD Budget (Total Project Budget)
- » Held many meetings with Working Group, SD Subcommittee, FHS Building Committee



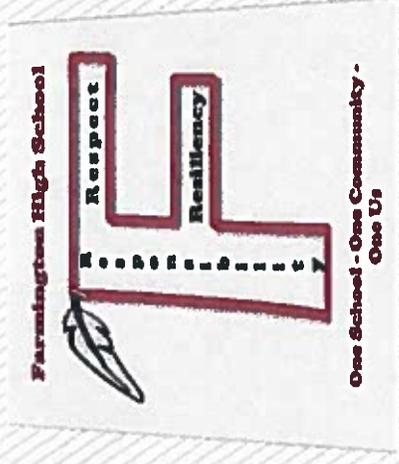
PROJECT SPECIFICS

- » 1,346 Students (Highest 8 Year Enrollment)
- » Existing Building: 218,128 Gross Square Feet (GSF); Capacity: 1,147 Students(per State guidelines)
 - > Current Enrollment: 1,201 Students (54 Students over Capacity)
- » New High School: 249,017 GSF **(Meets State of CT Requirements for 1,346 Students)**
- » Board of Ed: 10,724 NSF
- » 19.29% Farmington Reimbursement Rate from State for New Construction
- » Phased Construction
 - + Construct New Building while existing is occupied

- Project Includes following Statement of Needs:
 - ADA Upgrades Throughout
 - Reduce “sprawl”
 - Upgraded Gymnasiums & Auditorium
 - New, High Efficient MEP Systems
 - New Learning Commons/Library, STEM, and other support spaces
 - Expanded Cafeteria
 - Relocates BOE to 1928
 - Separation of Public Spaces from Academic Spaces
 - Robotics moved to FHS
 - Flexible Learning Spaces
 - Secure Main Entry



Farmington High School Building Project



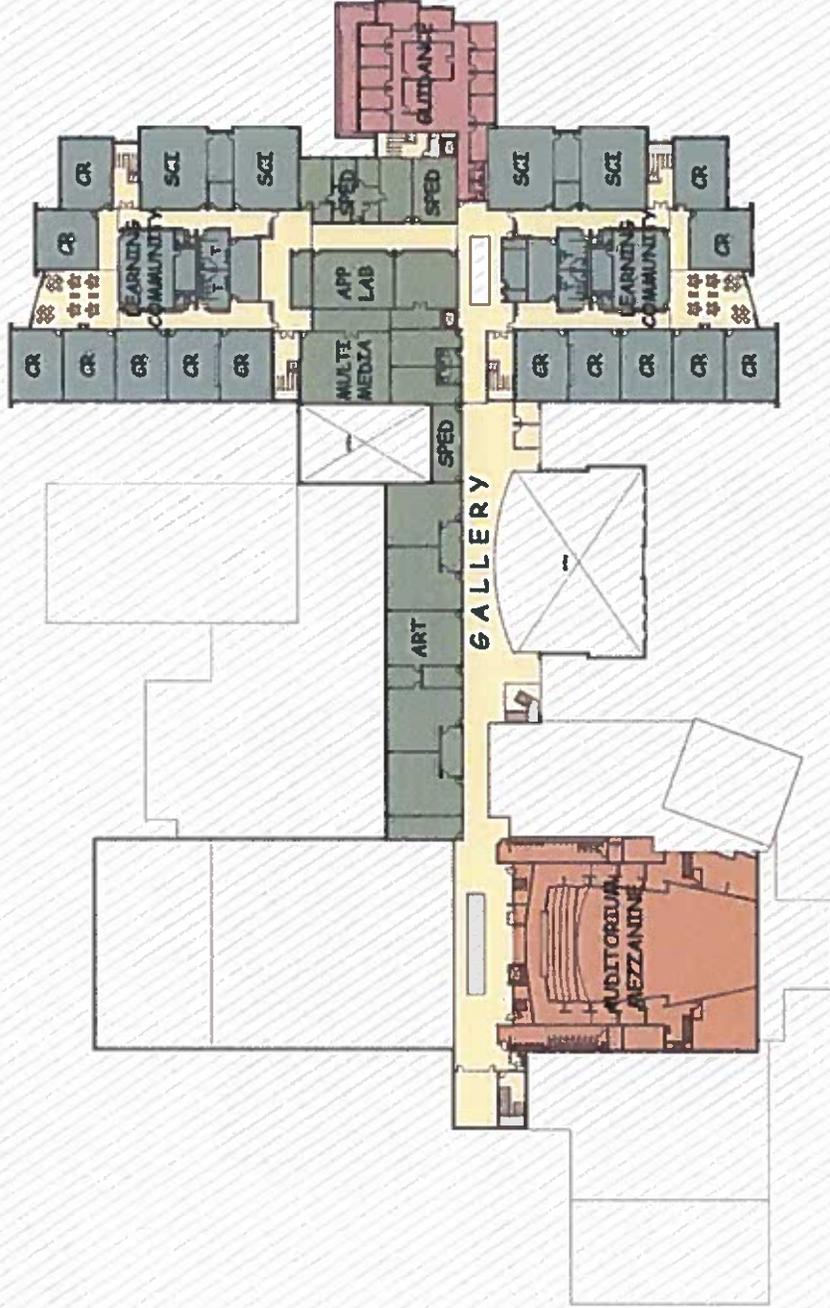
Presentation to Farmington Town Meeting

June 5, 2017

SITE PLAN

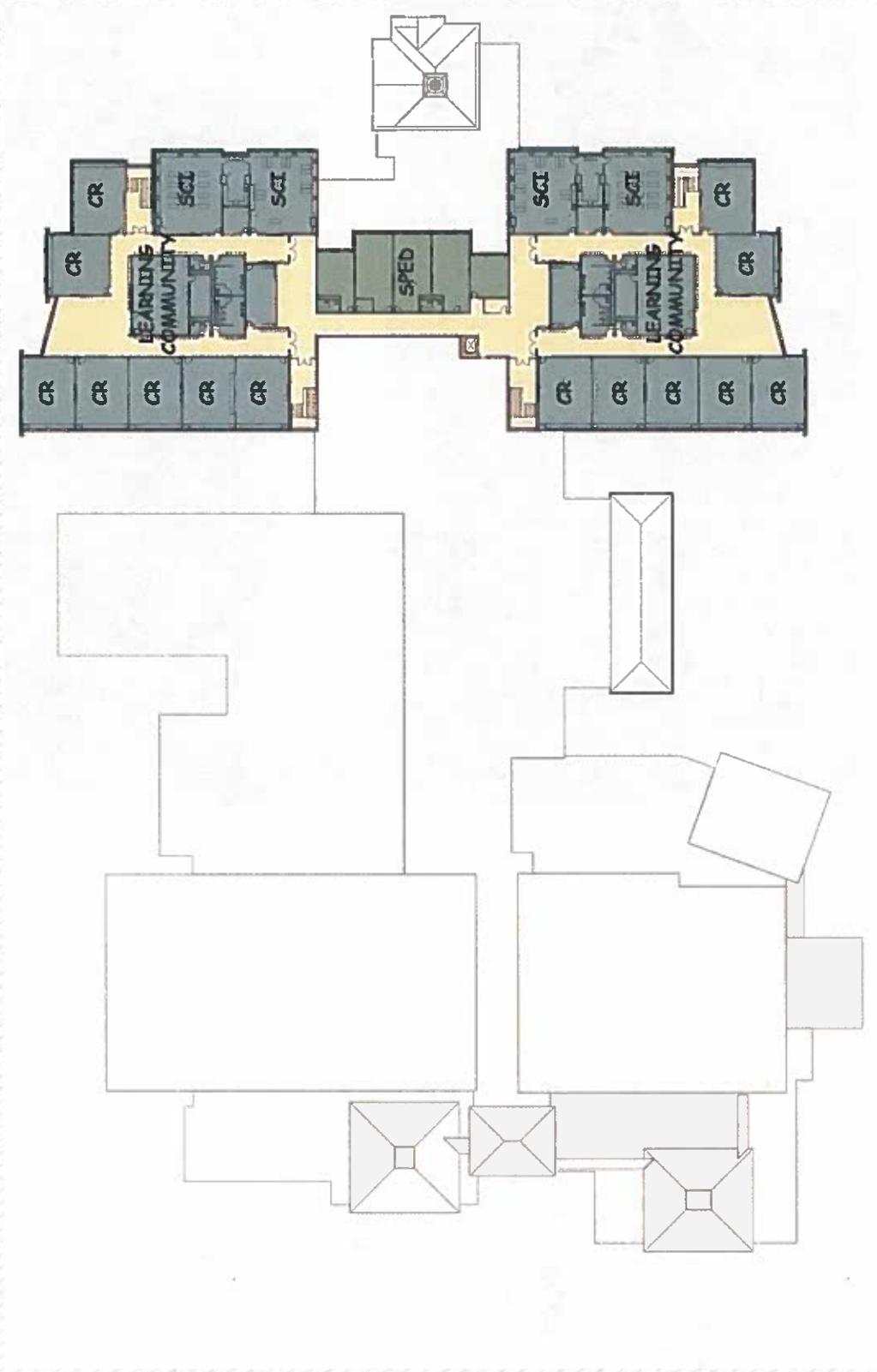


FHS SECOND LEVEL



Schematic Design Plan 05/22/2017
Adjustments and refinements are expedited as the design phase continues.

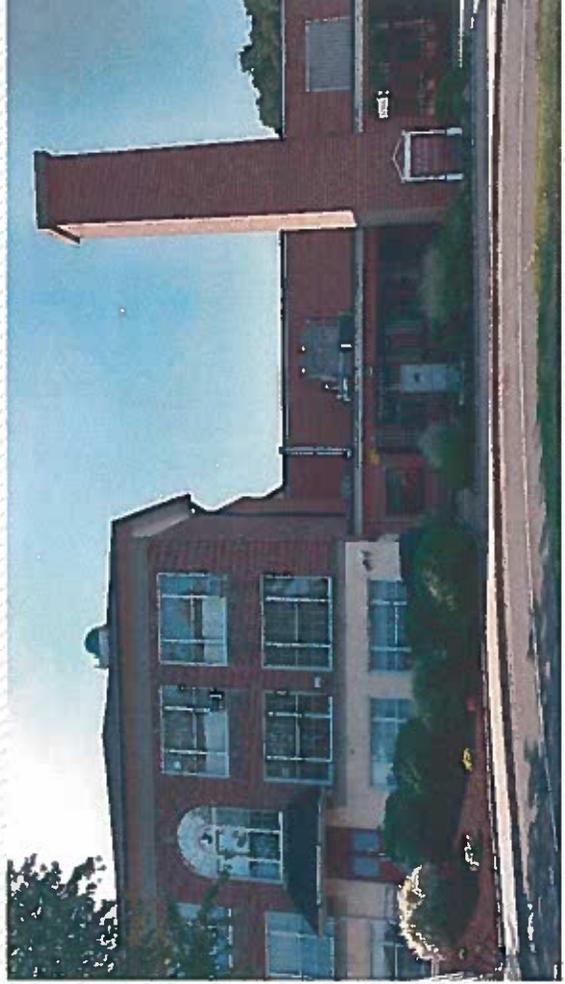
FHSTHIRD LEVEL



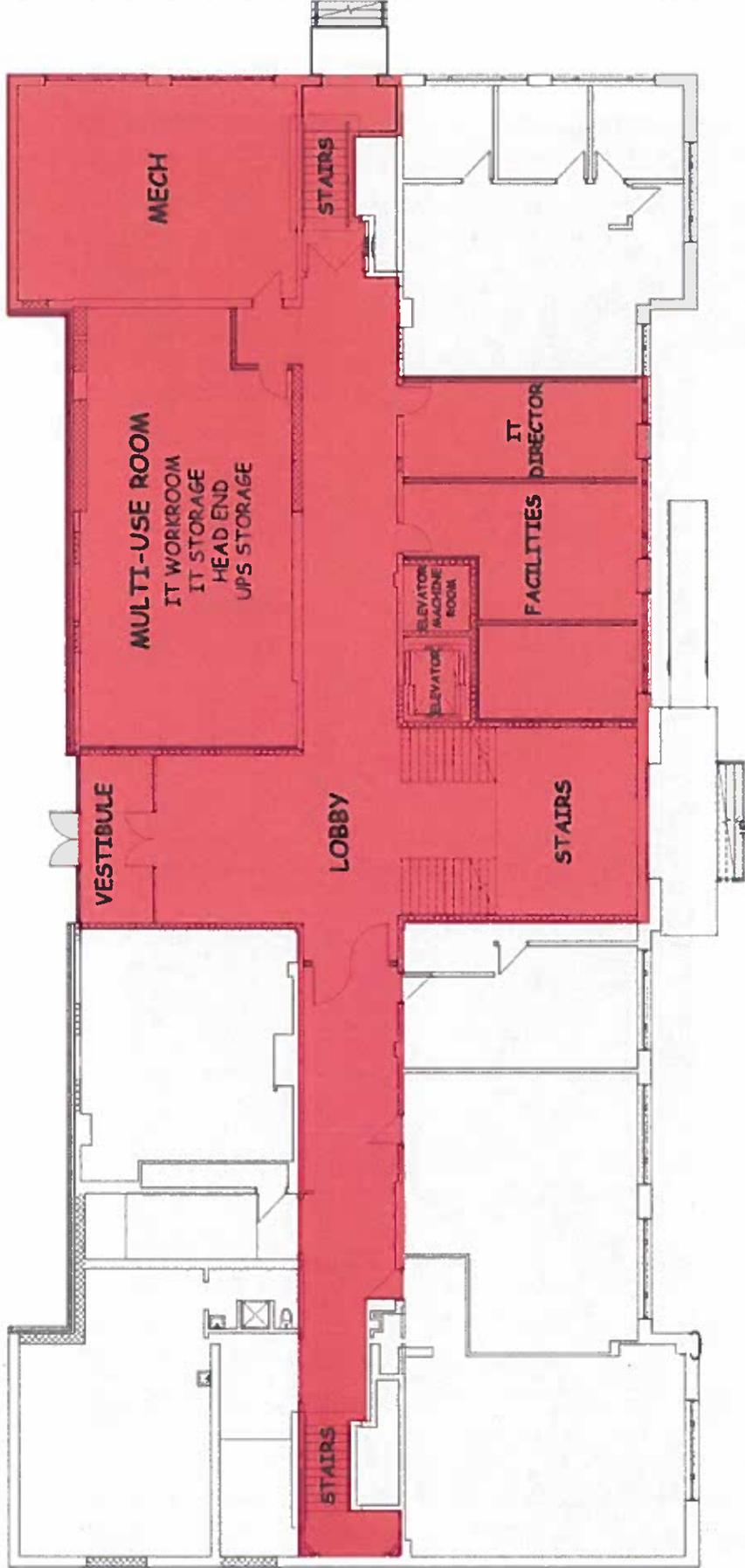
Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phase continues.

1928 BUILDING: BOARD OF ED

- Scope of Work Included**
- Hazardous Material Abatement for entire Building
 - New Windows Throughout
 - New Heating, Cooling, and Ventilation Systems for the entire building
 - New Exterior Walls (where attached to existing High School)
 - New Finishes throughout the BOE space
 - Non BOE Spaces-heated as is current condition
 - New Elevator & Stair Upgrades
 - Sprinkler System of entire Building
 - Misc. Masonry Patching
 - Misc. Cupola Repairs

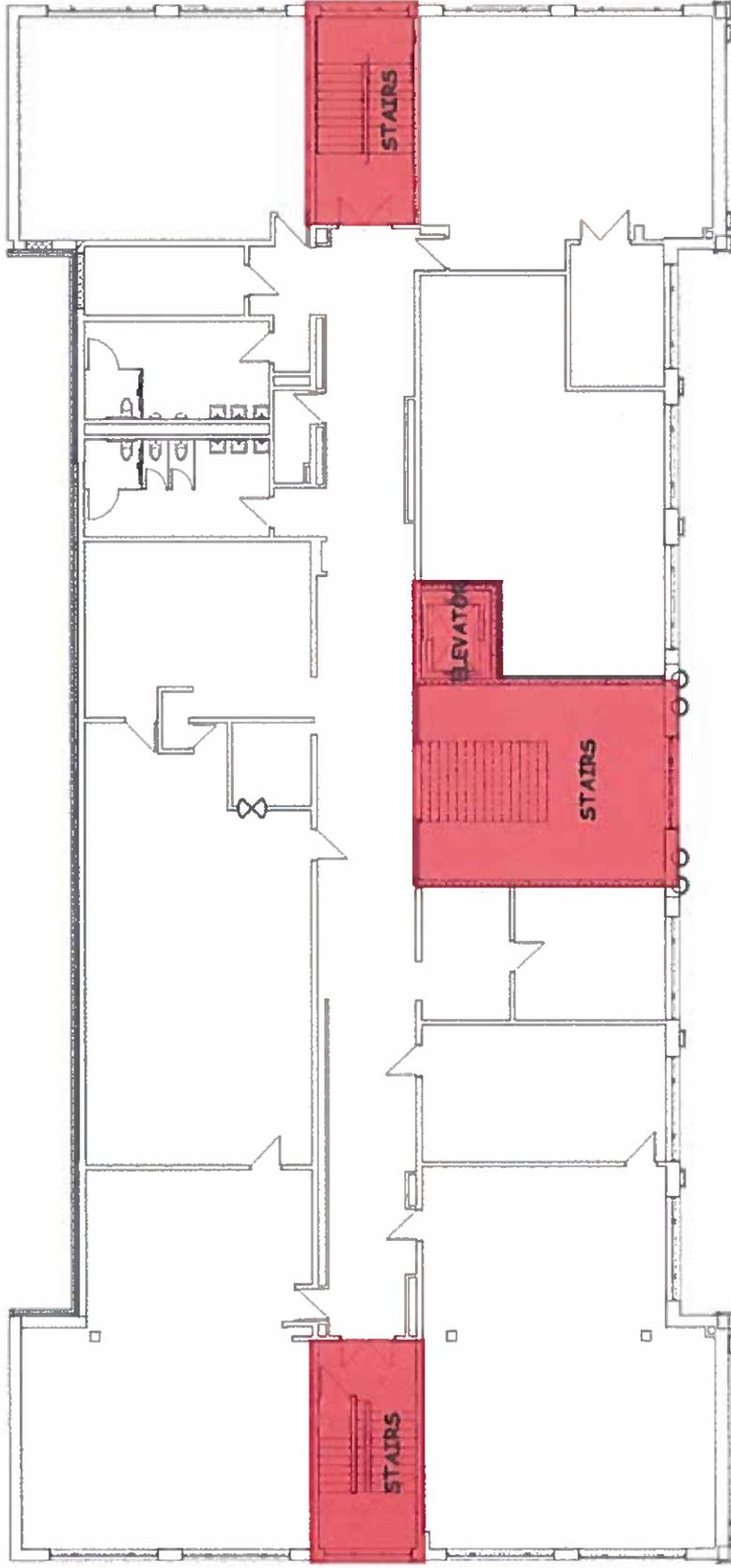


BOE FIRST LEVEL



Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.

BOE THIRD LEVEL



Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.

VIDEO LOOP

Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the Design phase continues.

PROJECT SCHEDULE

- Design: July, 2017-August, 2018
- Bidding: September, 2018- October, 2018
- Construction (Phased): November, 2018-June, 2022
 - **Phase 1:** New Academic Wing: November, 2018-August, 2020
 - Occupy September, 2020
 - **Phase 2:** New Gyms, Locker Rooms, Kitchen: September, 2020-August, 2021
 - Occupy September, 2021
 - **Phase 3:** Auditorium, Student Dining, 1928 Building: September, 2021-August, 2022
 - Occupy September, 2022
- Note: Abatement and Demolition to occur over Summer months (June-August) 2019, 2020, 2021

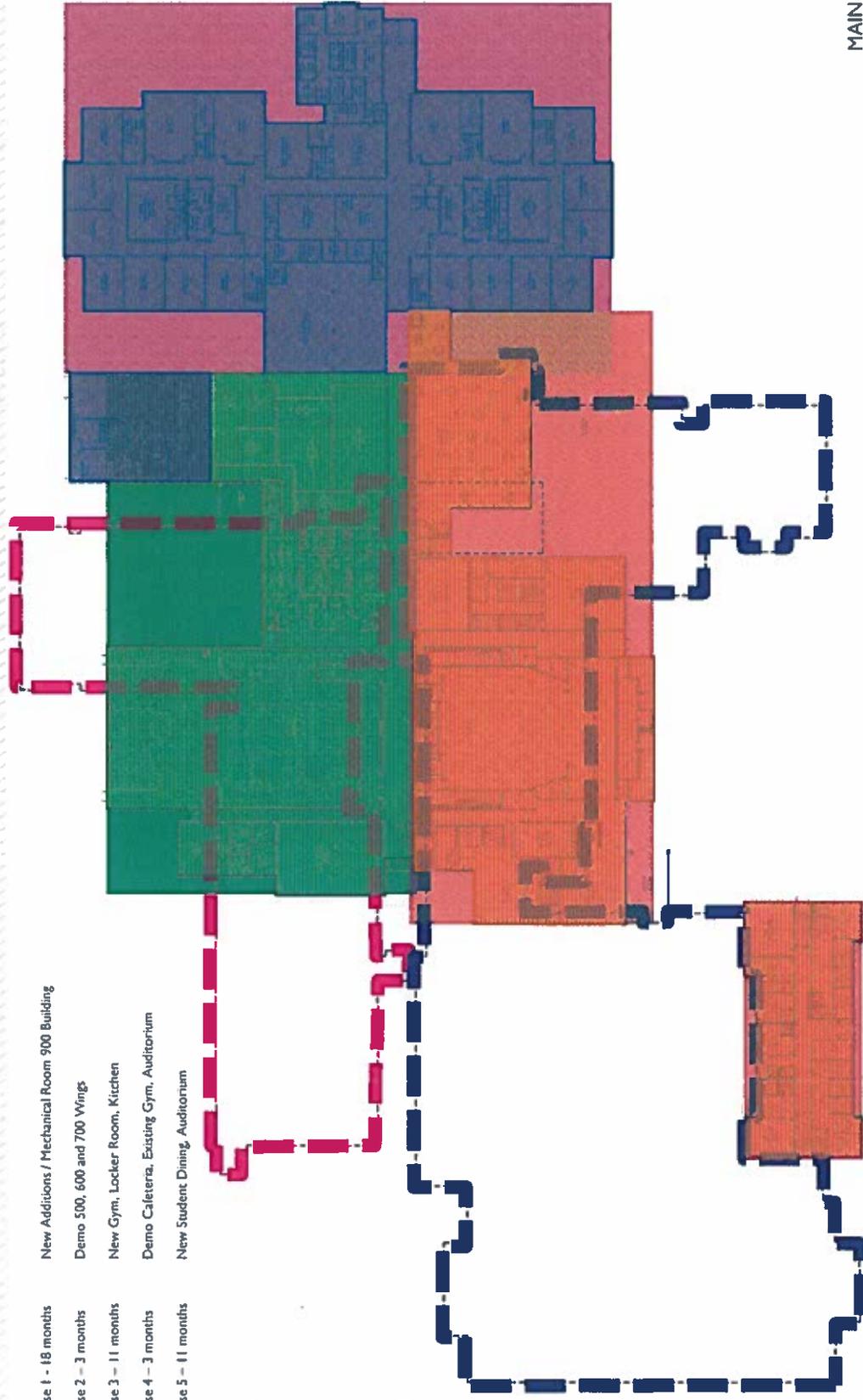
CONSTRUCTION PHASING



Farmington High School

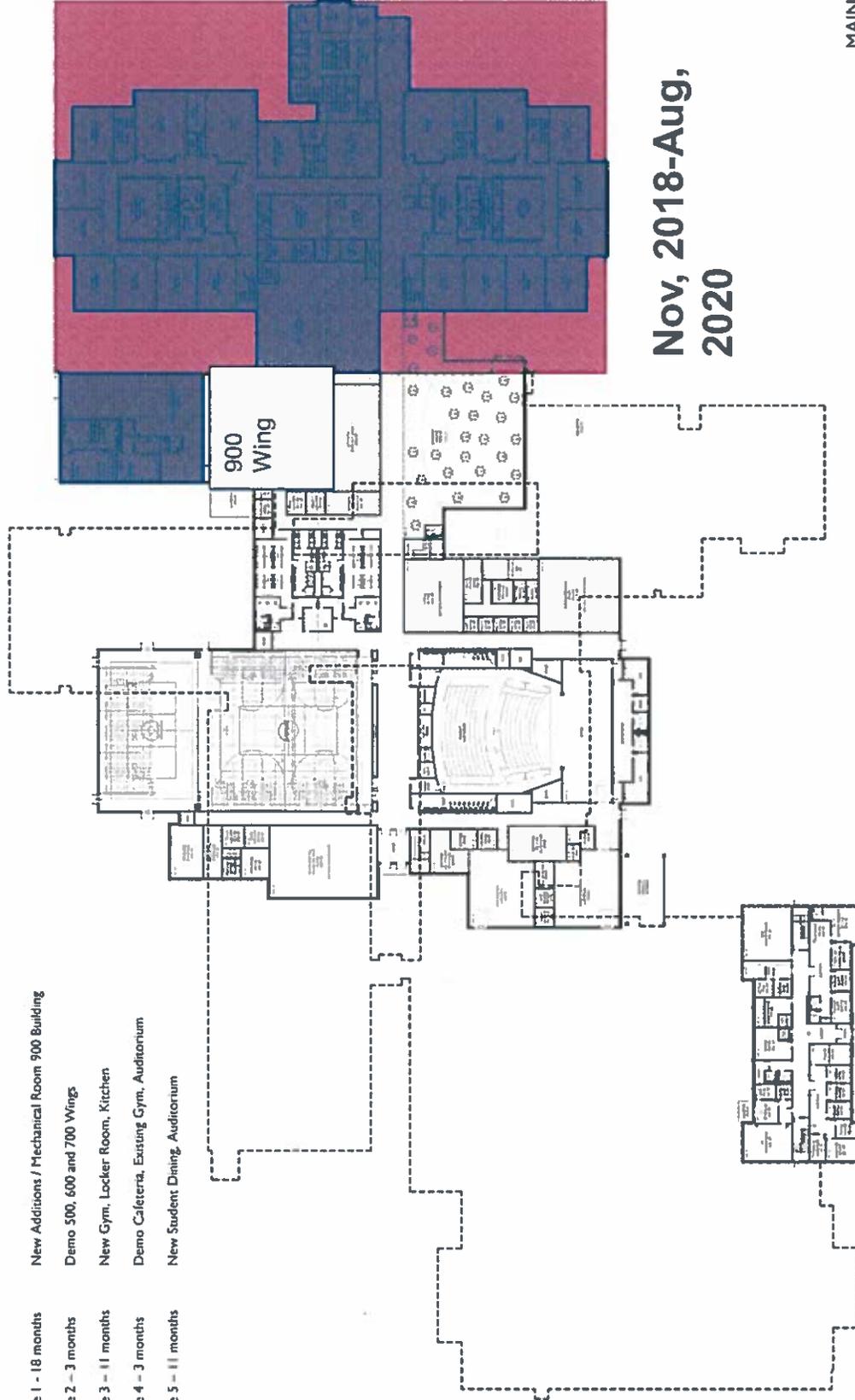
OVERALL DURATION - 46-48 MONTHS

- Phase 1 - 18 months
New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months
Demo 500, 600 and 700 Wings
- Phase 3 - 11 months
New Gym, Locker Room, Kitchen
- Phase 4 - 3 months
Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months
New Student Dining, Auditorium



MAIN LEVEL

- Phase 1 - 18 months
 - Phase 2 - 3 months
 - Phase 3 - 11 months
 - Phase 4 - 3 months
 - Phase 5 - 11 months
- New Additions / Mechanical Room 900 Building
 - Demo 500, 600 and 700 Wings
 - New Gym, Locker Room, Kitchen
 - Demo Cafeteria, Existing Gym, Auditorium
 - New Student Dining, Auditorium



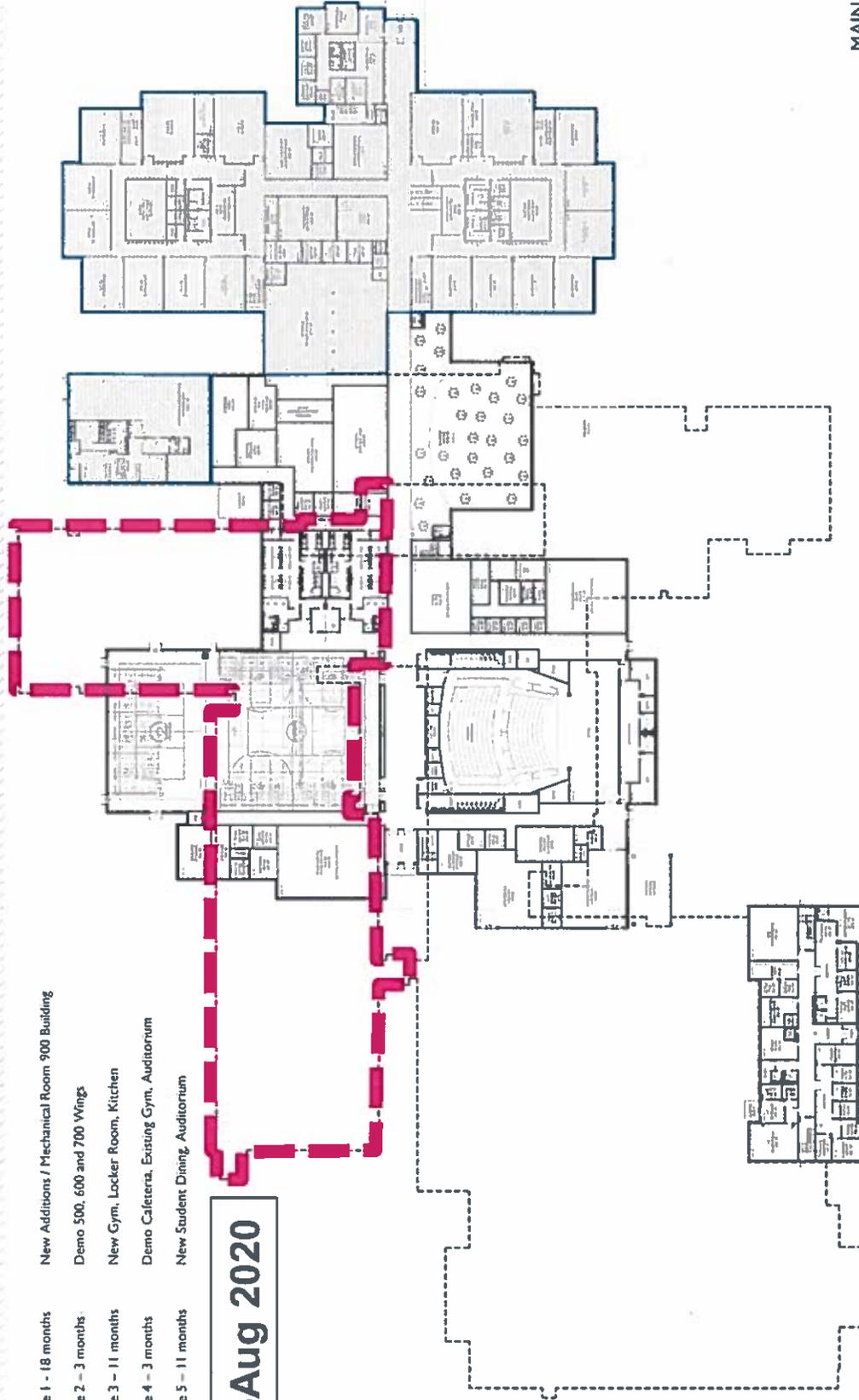
Nov, 2018-Aug,
2020

MAIN LEVEL

OVERALL DURATION - 46-48 MONTHS

- Phase 1 - 18 months
New Additions / Mechanical Room 900 Building
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Demo 500, 600 and 700 Wings
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New Gym, Locker Room, Kitchen
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Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months
New Student Dining, Auditorium

June-Aug 2020



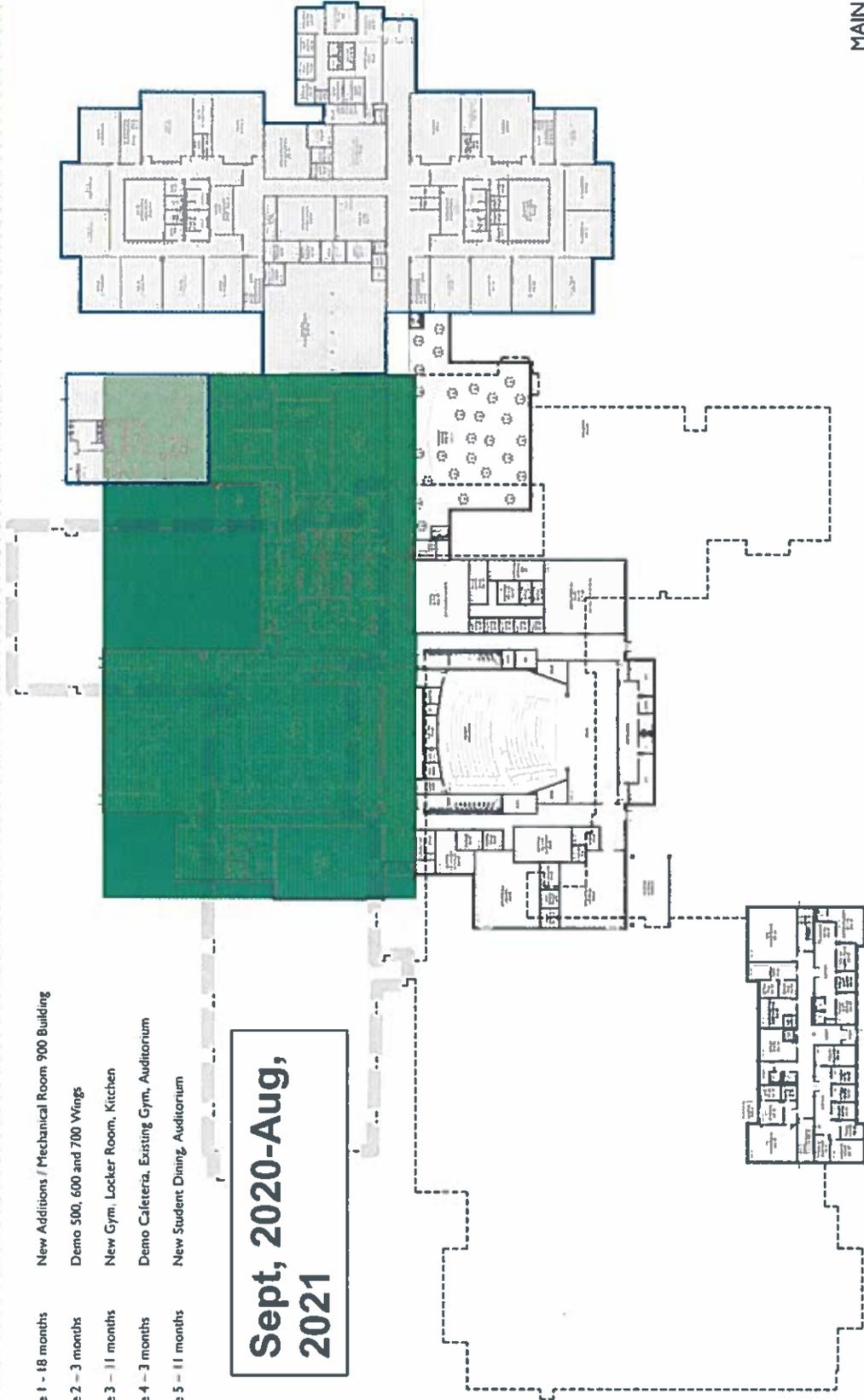
MAIN LEVEL



OVERALL DURATION - 46-48 MONTHS

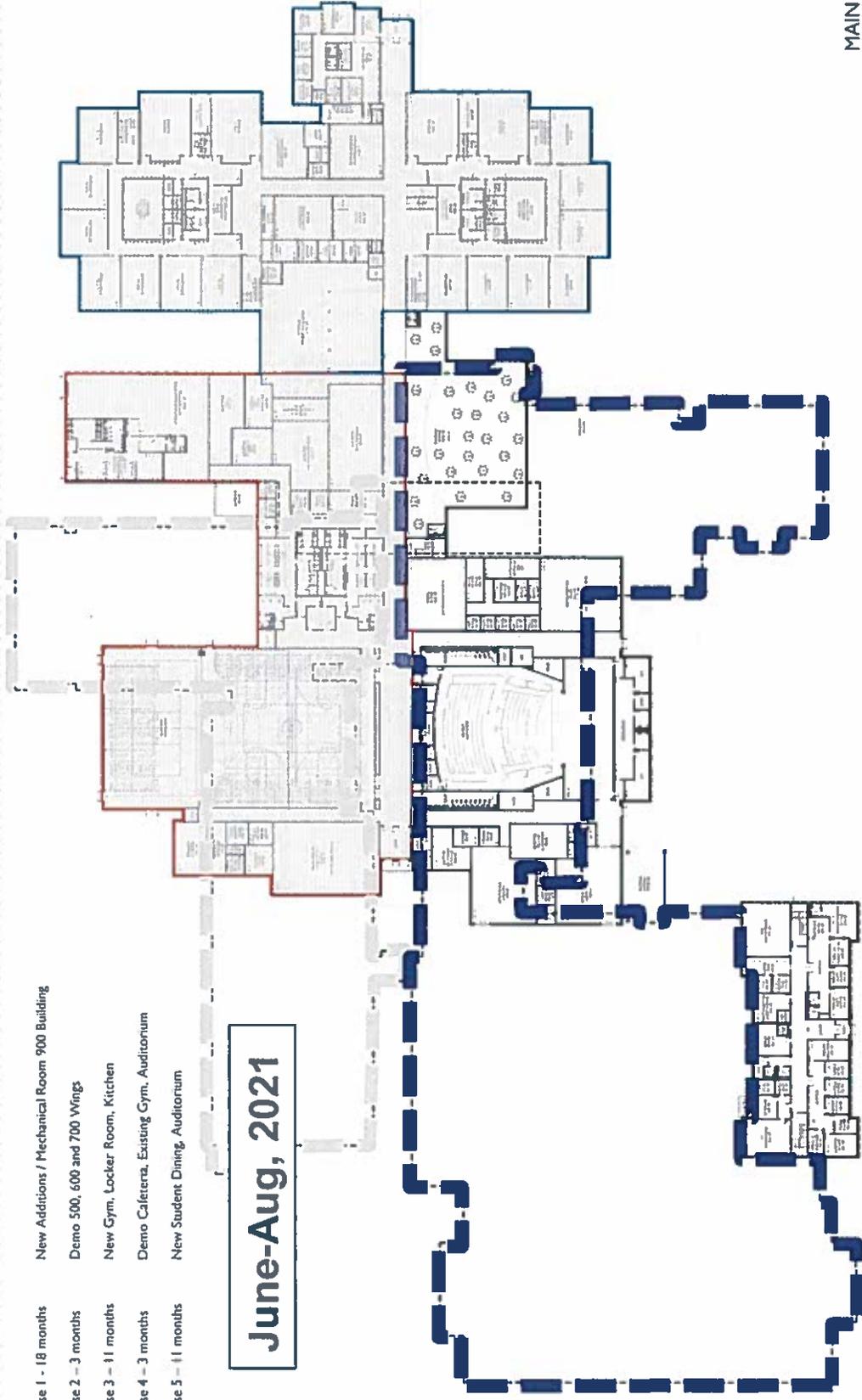
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New Student Dining, Auditorium

Sept, 2020-Aug,
2021



- Phase 1 - 18 months
New Additions / Mechanical Room 900 Building
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Demo 500, 600 and 700 Wings
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New Student Dining, Auditorium

June-Aug, 2021



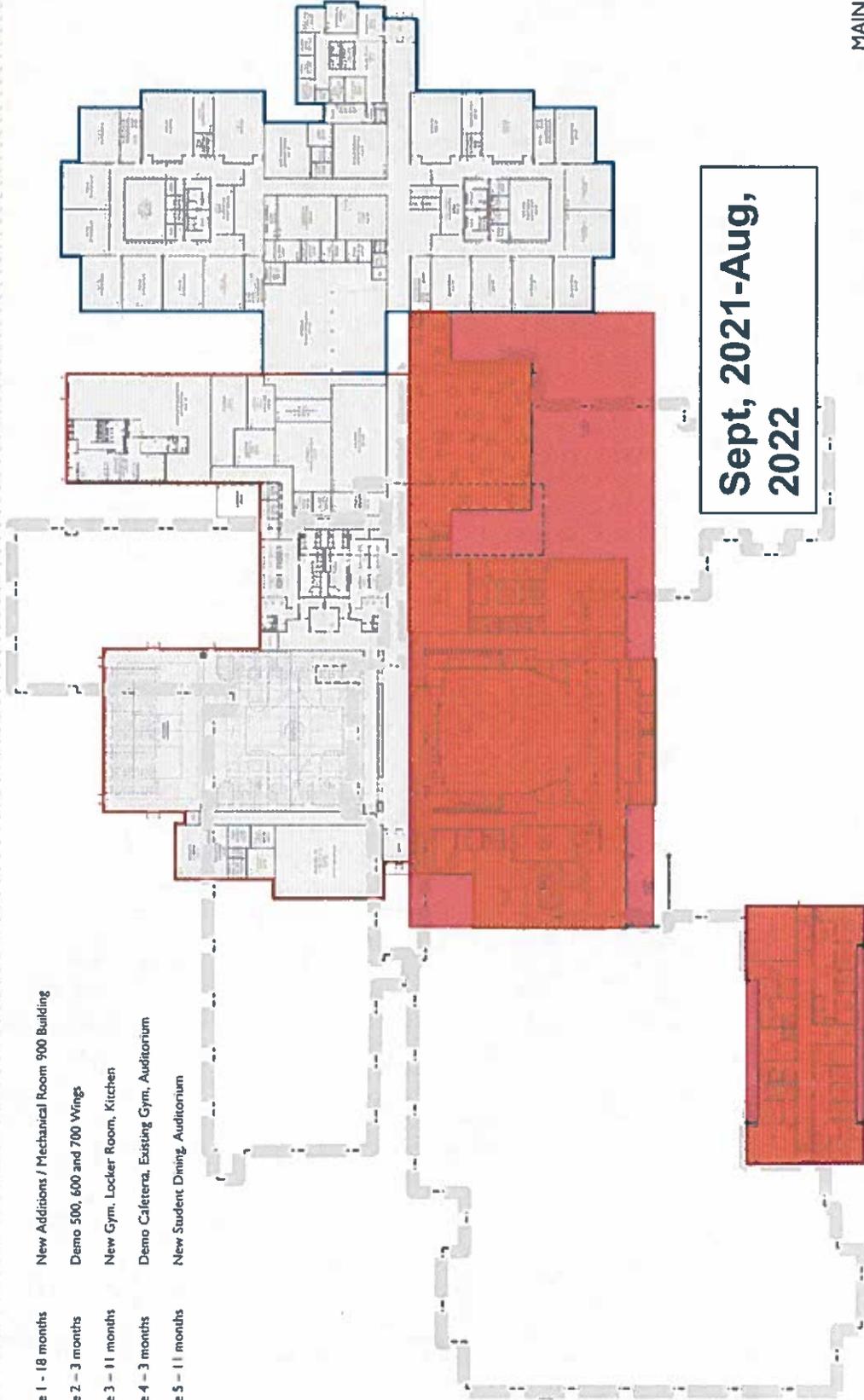


Building Confidence

OVERALL DURATION - 46-48 MONTHS

Farmington High School

-  Phase 1 - 18 months
 -  Phase 2 - 3 months
 -  Phase 3 - 11 months
 -  Phase 4 - 3 months
 -  Phase 5 - 11 months
- New Additions / Mechanical Room 900 Building
Demo 500, 600 and 700 Wings
New Gym, Locker Room, Kitchen
Demo Cafeteria, Existing Gym, Auditorium
New Student Dining, Auditorium



MAIN LEVEL

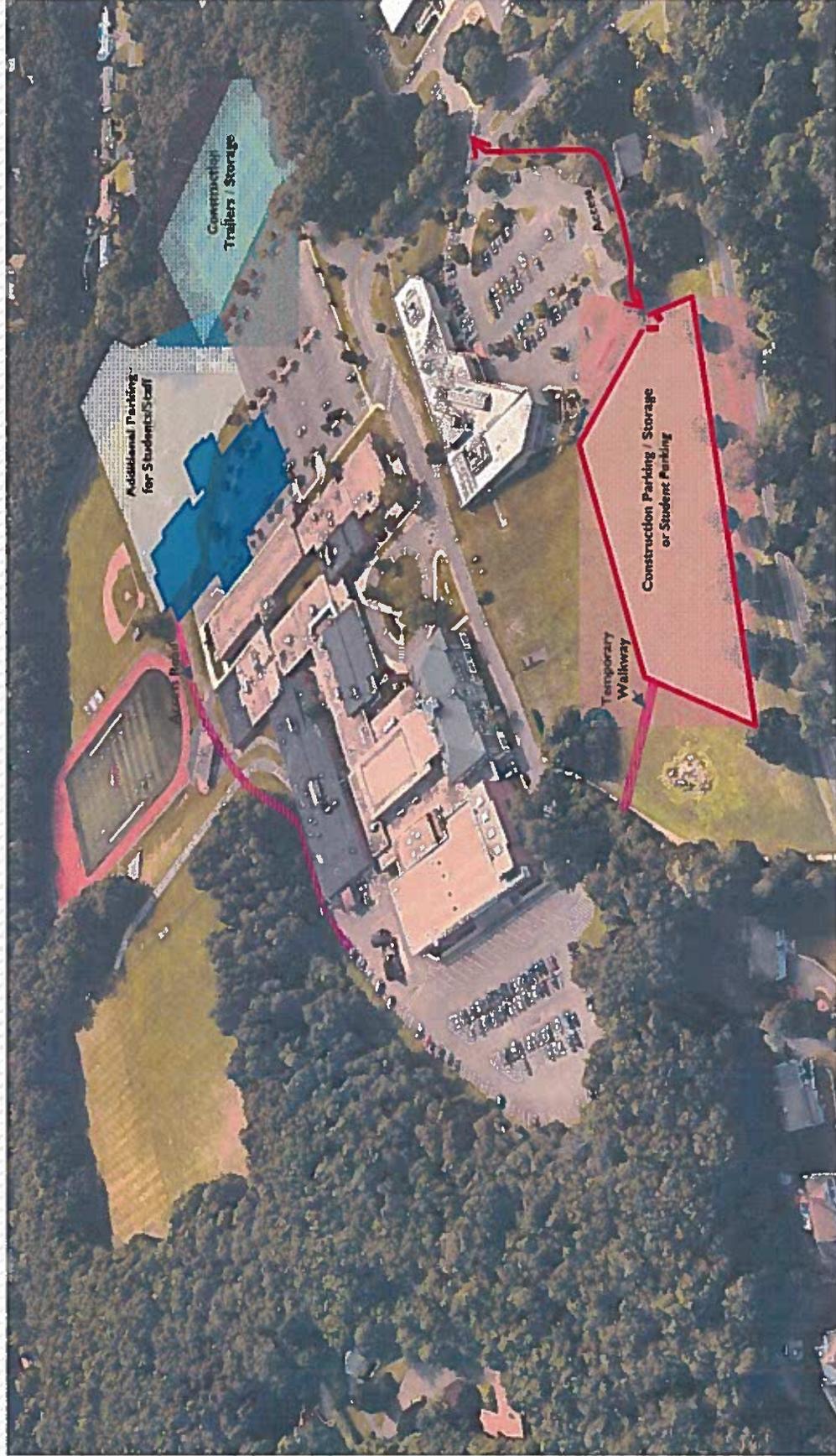
CONSTRUCTION LOGISTICS



Building Confidence

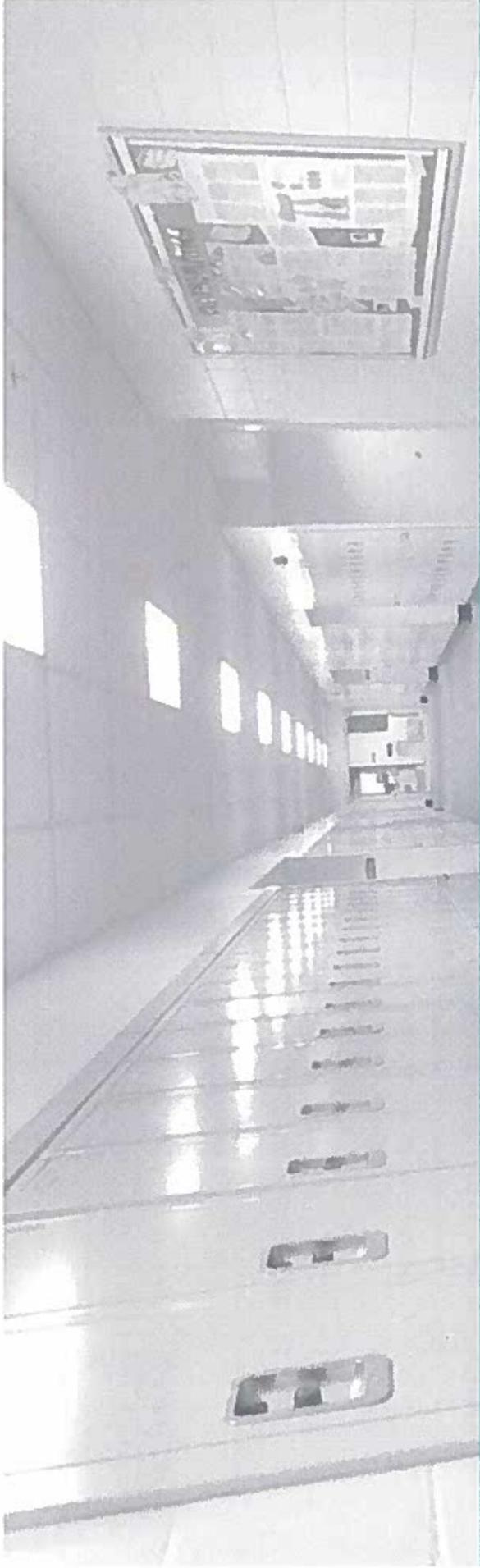
Site Logistics Plan

Farmington High School



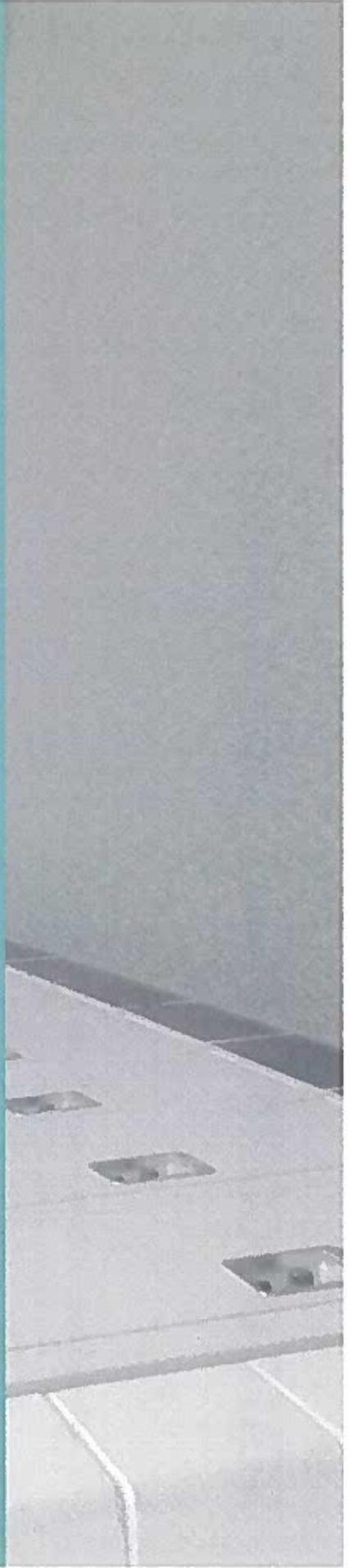
STATE OF CONNECTICUT GRANT PROCESS

- » **Deadline for Grant Applications: June 30, 2017**
 - > Two Separate Applications (High School & BOE)
 - > Approval Date: May-June, 2018
- » **Requirements for Grant Application:**
 - > Completed OSCG&R 049 & 053
 - > Board of Education Approved Educational Specifications
 - > Enrollment Projections
 - > Total Project Costs (Hard and Soft)
 - > Town Council Resolutions
 - + Authorize the BOE to apply to the Commissioner of Education to accept or reject a grant for the project
 - + Authorize the preparation of schematic design and outline spec's
 - + Establishment of a Building Committee
 - > Documentation of locally authorized funding (certified referendum language and vote count)
- » **State Grant Reimbursement Process**
 - > 19.29% of eligible High School costs to be reimbursed
 - + Typically 5% of any budget, for new construction, is considered "not eligible"
 - Typical items not eligible
 - » Loose Equipment
 - » Off campus improvements
 - > 14.64% of eligible Board of Education Space costs to be reimbursed (half of 29.29% rate)



Farmington High School Building Project Financial Implications

**Town Meeting
June 5, 2017**



PROJECT COSTS

FACTORS BEHIND SD BUDGET DEVELOPMENT

- » Size of the Building
 - > Size dictated by
 - + Number of Students
 - + Educational Specifications
- » Quality of Building
 - > Farmington Style of Building
 - > Brick versus Block versus other Materials
 - > Sustainability Measures
- » Condition of Site and Existing Buildings
 - > Hazardous Materials
- » Project Schedule
 - > Phasing
 - > Escalation

PROJECT COSTS

WHAT MAKES UP A BUDGET

- » Construction Costs
 - > Building
 - > Site
 - > Construction Manager Costs (Fees, General Conditions, CM Contingency)
- » Furniture, Fixtures & Equipment
 - > Loose Furniture for Students and Staff
 - > Technology Equipment
- » Fees & Expenses
 - > Consultants
 - > Moving
- » Escalation
- » Project Contingency

FHS Building Project Budget

| | |
|---|-------------------------|
| Site Development | \$13,208,000.00 |
| Building Construction | \$95,590,100.00 |
| Project Contingency | \$6,131,800.00 |
| 1928 Building | \$6,970,000.00 |
| Total Construction Cost | \$121,899,900.00 |
| Educational Technology | \$1,800,000.00 |
| Fixtures, Furnishings & Equipment | \$2,275,000.00 |
| Professional Services Costs | \$8,500,800.00 |
| Bonding | \$200,000.00 |
| Special Inspections, Testing, Utility Charges, Misc. Expenses | \$961,200.00 |
| Total Project Cost | \$135,636,900.00 |



Bond Schedule

\$109,865,889 Net Cost

PROJECT: High School Project

SALE DATE: October 2017

RATE: 3.25%

TERM: 20 YRS

TOTAL PROJECT COST: \$ 135,636,900

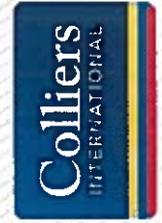
ESTIMATED GRANTS: \$ 25,771,011

NET COST: \$ 109,865,889

TAX
IMPACT ASSESSED
(IN MILLS) \$ 232.074*

| FISCAL YEAR | PRINCIPAL | INTEREST | TOTAL | TAX IMPACT ASSESSED (IN MILLS) |
|--------------|-----------------------|----------------------|-----------------------|--------------------------------|
| 017/201 | \$ - | \$ 1,785,321 | \$ 1,785,321 | 0.50 |
| 018/201 | \$ 5,500,000 | \$ 3,570,641 | \$ 9,070,641 | 2.51 |
| 019/202 | \$ 5,500,000 | \$ 3,391,891 | \$ 8,891,891 | 2.44 |
| 020/202 | \$ 5,500,000 | \$ 3,213,141 | \$ 8,713,141 | 2.37 |
| 021/202 | \$ 5,500,000 | \$ 3,034,391 | \$ 8,534,391 | 2.30 |
| 022/202 | \$ 5,500,000 | \$ 2,855,641 | \$ 8,355,641 | 2.24 |
| 023/202 | \$ 5,500,000 | \$ 2,676,891 | \$ 8,176,891 | 2.17 |
| 024/202 | \$ 5,500,000 | \$ 2,498,141 | \$ 7,998,141 | 2.10 |
| 025/202 | \$ 5,500,000 | \$ 2,319,391 | \$ 7,819,391 | 2.04 |
| 026/202 | \$ 5,500,000 | \$ 2,140,641 | \$ 7,640,641 | 1.98 |
| 027/202 | \$ 5,500,000 | \$ 1,961,891 | \$ 7,461,891 | 1.91 |
| 028/202 | \$ 5,500,000 | \$ 1,783,141 | \$ 7,283,141 | 1.85 |
| 029/203 | \$ 5,500,000 | \$ 1,604,391 | \$ 7,104,391 | 1.79 |
| 030/203 | \$ 5,500,000 | \$ 1,425,641 | \$ 6,925,641 | 1.73 |
| 031/203 | \$ 5,500,000 | \$ 1,246,891 | \$ 6,746,891 | 1.67 |
| 032/203 | \$ 5,500,000 | \$ 1,068,141 | \$ 6,568,141 | 1.61 |
| 033/203 | \$ 5,500,000 | \$ 889,391 | \$ 6,389,391 | 1.56 |
| 034/203 | \$ 5,500,000 | \$ 710,641 | \$ 6,210,641 | 1.50 |
| 035/203 | \$ 5,455,000 | \$ 531,891 | \$ 5,986,891 | 1.43 |
| 036/203 | \$ 5,455,000 | \$ 354,604 | \$ 5,809,604 | 1.38 |
| 037/203 | \$ 5,455,000 | \$ 177,316 | \$ 5,632,316 | 1.33 |
| TOTAL | \$ 109,865,000 | \$ 39,240,036 | \$ 149,105,036 | \$ 8,912 |

* Average Residential Assessment based on 2012 revaluation



Bond Schedule

\$135,636,900 Net Cost

PROJECT: High School Project
SALE DATE: October 2017
RATE: 3.25%
TERM: 20 YRS
TOTAL PROJECT COST: \$ 135,636,900
ESTIMATED GRANTS: \$ -
NET COST: \$ 135,636,900

| FISCAL YEAR | PRINCIPAL | INTEREST | TOTAL | TAX IMPACT (IN MILLS) | ASSESSED VALUE |
|--------------|-----------------------|----------------------|-----------------------|-----------------------|------------------|
| 2017/2018 | \$ - | \$ 2,204,100 | \$ 2,204,100 | 0.62 | 142.82 |
| 2018/2019 | \$ 6,800,000 | \$ 4,408,199 | \$ 11,208,199 | 3.10 | 720.06 |
| 2019/2020 | \$ 6,800,000 | \$ 4,187,199 | \$ 10,987,199 | 3.02 | 699.84 |
| 2020/2021 | \$ 6,800,000 | \$ 3,966,199 | \$ 10,766,199 | 2.93 | 679.92 |
| 2021/2022 | \$ 6,800,000 | \$ 3,745,199 | \$ 10,545,199 | 2.85 | 660.28 |
| 2022/2023 | \$ 6,800,000 | \$ 3,524,199 | \$ 10,324,199 | 2.76 | 640.93 |
| 2023/2024 | \$ 6,800,000 | \$ 3,303,199 | \$ 10,103,199 | 2.68 | 621.87 |
| 2024/2025 | \$ 6,800,000 | \$ 3,082,199 | \$ 9,882,199 | 2.60 | 603.08 |
| 2025/2026 | \$ 6,800,000 | \$ 2,861,199 | \$ 9,661,199 | 2.52 | 584.56 |
| 2026/2027 | \$ 6,800,000 | \$ 2,640,199 | \$ 9,440,199 | 2.44 | 566.32 |
| 2027/2028 | \$ 6,800,000 | \$ 2,419,199 | \$ 9,219,199 | 2.36 | 548.35 |
| 2028/2029 | \$ 6,800,000 | \$ 2,198,199 | \$ 8,998,199 | 2.29 | 530.64 |
| 2029/2030 | \$ 6,800,000 | \$ 1,977,198 | \$ 8,777,198 | 2.21 | 513.19 |
| 2030/2031 | \$ 6,800,000 | \$ 1,756,199 | \$ 8,556,199 | 2.14 | 496.01 |
| 2031/2032 | \$ 6,750,000 | \$ 1,535,199 | \$ 8,285,199 | 2.05 | 476.20 |
| 2032/2033 | \$ 6,750,000 | \$ 1,315,824 | \$ 8,065,824 | 1.98 | 459.64 |
| 2033/2034 | \$ 6,750,000 | \$ 1,096,449 | \$ 7,846,449 | 1.91 | 443.32 |
| 2034/2035 | \$ 6,750,000 | \$ 877,074 | \$ 7,627,074 | 1.84 | 427.26 |
| 2035/2036 | \$ 6,750,000 | \$ 657,699 | \$ 7,407,699 | 1.77 | 411.43 |
| 2036/2037 | \$ 6,750,000 | \$ 438,324 | \$ 7,188,324 | 1.71 | 395.84 |
| 2037/2038 | \$ 6,750,000 | \$ 218,949 | \$ 6,968,949 | 1.64 | 380.49 |
| TOTAL | \$ 135,650,000 | \$ 48,412,210 | \$ 184,062,210 | | \$ 11,002 |

* Average Residential Assessment based on 2012 revaluation



Debt Service

» Town of Farmington Debt Management Policy

Debt Service Levels- The Town shall adhere to a debt management strategy that achieves the goal of limiting annual general fund debt service to 10% of the total General Fund budget

» FHS Building Project Projected Debt Service

| Fiscal Year | FY 19/20 | FY 20/21 | FY21/22 | FY22/23 | FY23/24 | FY24/25 |
|-----------------------------|----------|----------|---------|---------|---------|---------|
| Debt Service as % of Budget | 13.8% | 13.9% | 13.4% | 11.5% | 10.9% | 10.4% |



Tax and Budget Worksheet*

Projected Tax Impact of FHS Building Project

| <u>Expenditures</u> | FY 17/18 Adopted Budget | Projected FY 18/19 Budget | % Change | Projected FY 19/20 Budget | % Change | Projected FY 20/21 Budget | % Change |
|-------------------------------------|-------------------------------|---------------------------------|-----------|---------------------------------|-----------|---------------------------------|-----------|
| Education | 64,172,641 | 66,097,820 | 3.0% | 68,080,755 | 3.0% | 70,123,177 | 3.0% |
| Town | 28,860,794 | 29,654,466 | 2.75% | 30,469,964 | 2.75% | 31,307,888 | 2.75% |
| Debt Service | 7,315,700 | 8,895,458 | Projected | 15,064,915 | Projected | 15,623,681 | Projected |
| Capital Improvements | 2,398,000 | 2,676,145 | Policy | 2,907,295 | Policy | 2,999,051 | Policy |
| Tax & Mill Rate | | | | | | | |
| Tax Levy | \$95,553,433 | \$100,131,187 | | \$109,329,226 | | \$112,860,095 | |
| Mill Rate | 26.68 | 27.80 | | 30.19 | | 30.99 | |
| Mill Rate Change | 0.90 | 1.13 | | 2.39 | | 0.80 | |
| % Change | 3.50% | 4.22% | | 8.58% | | 2.65% | |
| Avg. Residential Assessment* | \$232,074 | \$232,074 | | \$232,074 | | \$232,074 | |
| Real Estate Taxes | \$6,191.54 | \$6,452.76 | | \$7,006.64 | | \$7,192.35 | |
| Dollar Increase | 209.57 | 261.22 | | 553.88 | | 185.71 | |
| Percent Increase | 3.50% | 4.22% | | 8.58% | | 2.65% | |

Assumes:

0.56 Grand List growth each year

State funding remains at FY 2017/2018 level (\$7,901,702)

* Average Residential Assessment based on 2012 revaluation



Projected Tax and Budget Increase FY 2018/2019* 4.22% Tax Increase

| Assessed Value | Market Value | FY 2018/2019 Mill Rate | FY 2018/2019 Real Estate Taxes | Approximate FY 2018/2019 Dollar Increase |
|----------------|----------------|---------------------------|-----------------------------------|--|
| \$232,074.00 | \$331,534.29 | 27.80 | \$6,451.66 | \$260.11 |
| \$300,000.00 | \$428,571.43 | 27.80 | \$8,340.00 | \$336.24 |
| \$400,000.00 | \$571,428.57 | 27.80 | \$11,120.00 | \$448.32 |
| \$500,000.00 | \$714,285.71 | 27.80 | \$13,900.00 | \$560.40 |
| \$600,000.00 | \$857,142.86 | 27.80 | \$16,680.00 | \$672.48 |
| \$700,000.00 | \$1,000,000.00 | 27.80 | \$19,460.00 | \$784.56 |
| \$800,000.00 | \$1,142,857.14 | 27.80 | \$22,240.00 | \$896.64 |
| \$900,000.00 | \$1,285,714.29 | 27.80 | \$25,020.00 | \$1,008.72 |
| \$1,000,000.00 | \$1,428,571.43 | 27.80 | \$27,800.00 | \$1,120.80 |
| \$1,500,000.00 | \$2,142,857.14 | 27.80 | \$41,700.00 | \$1,681.20 |
| \$2,000,000.00 | \$2,857,142.86 | 27.80 | \$55,600.00 | \$2,241.60 |
| \$2,500,000.00 | \$3,571,428.57 | 27.80 | \$69,500.00 | \$2,802.00 |
| \$3,000,000.00 | \$4,285,714.29 | 27.80 | \$83,400.00 | \$3,362.40 |

*Numbers may vary slightly due to rounding



Projected Tax and Budget Increase FY 2019/2020* 8.58% Tax Increase

| Assessed Value | Market Value | FY 2019/2020 Mill Rate | FY 2019/2020 Real Estate Taxes | Approximate FY 2019/2020 Dollar Increase |
|----------------|----------------|---------------------------|-----------------------------------|--|
| \$232,074.00 | \$331,534.29 | 30.19 | \$7,006.31 | \$554.66 |
| \$300,000.00 | \$428,571.43 | 30.19 | \$9,057.00 | \$717.00 |
| \$400,000.00 | \$571,428.57 | 30.19 | \$12,076.00 | \$956.00 |
| \$500,000.00 | \$714,285.71 | 30.19 | \$15,095.00 | \$1,195.00 |
| \$600,000.00 | \$857,142.86 | 30.19 | \$18,114.00 | \$1,434.00 |
| \$700,000.00 | \$1,000,000.00 | 30.19 | \$21,133.00 | \$1,673.00 |
| \$800,000.00 | \$1,142,857.14 | 30.19 | \$24,152.00 | \$1,912.00 |
| \$900,000.00 | \$1,285,714.29 | 30.19 | \$27,171.00 | \$2,151.00 |
| \$1,000,000.00 | \$1,428,571.43 | 30.19 | \$30,190.00 | \$2,390.00 |
| \$1,500,000.00 | \$2,142,857.14 | 30.19 | \$45,285.00 | \$3,585.00 |
| \$2,000,000.00 | \$2,857,142.86 | 30.19 | \$60,380.00 | \$4,780.00 |
| \$2,500,000.00 | \$3,571,428.57 | 30.19 | \$75,475.00 | \$5,975.00 |
| \$3,000,000.00 | \$4,285,714.29 | 30.19 | \$90,570.00 | \$7,170.00 |

*Numbers may vary slightly due to rounding



Projected Tax and Budget Increase FY 2020/2021*

2.65% Tax Increase

| Assessed Value | Market Value | FY 2020/2021 | FY 2020/2021 Real Estate Taxes | Approximate FY 2020/2021 Dollar Increase |
|----------------|----------------|--------------|--------------------------------|--|
| \$232,074.00 | \$331,534.29 | 30.99 | \$7,191.97 | \$185.66 |
| \$300,000.00 | \$428,571.43 | 30.99 | \$9,297.00 | \$240.00 |
| \$400,000.00 | \$571,428.57 | 30.99 | \$12,396.00 | \$320.00 |
| \$500,000.00 | \$714,285.71 | 30.99 | \$15,495.00 | \$400.00 |
| \$600,000.00 | \$857,142.86 | 30.99 | \$18,594.00 | \$480.00 |
| \$700,000.00 | \$1,000,000.00 | 30.99 | \$21,693.00 | \$560.00 |
| \$800,000.00 | \$1,142,857.14 | 30.99 | \$24,792.00 | \$640.00 |
| \$900,000.00 | \$1,285,714.29 | 30.99 | \$27,891.00 | \$720.00 |
| \$1,000,000.00 | \$1,428,571.43 | 30.99 | \$30,990.00 | \$800.00 |
| \$1,500,000.00 | \$2,142,857.14 | 30.99 | \$46,485.00 | \$1,200.00 |
| \$2,000,000.00 | \$2,857,142.86 | 30.99 | \$61,980.00 | \$1,600.00 |
| \$2,500,000.00 | \$3,571,428.57 | 30.99 | \$77,475.00 | \$2,000.00 |
| \$3,000,000.00 | \$4,285,714.29 | 30.99 | \$92,970.00 | \$2,400.00 |

*Numbers may vary slightly due to rounding

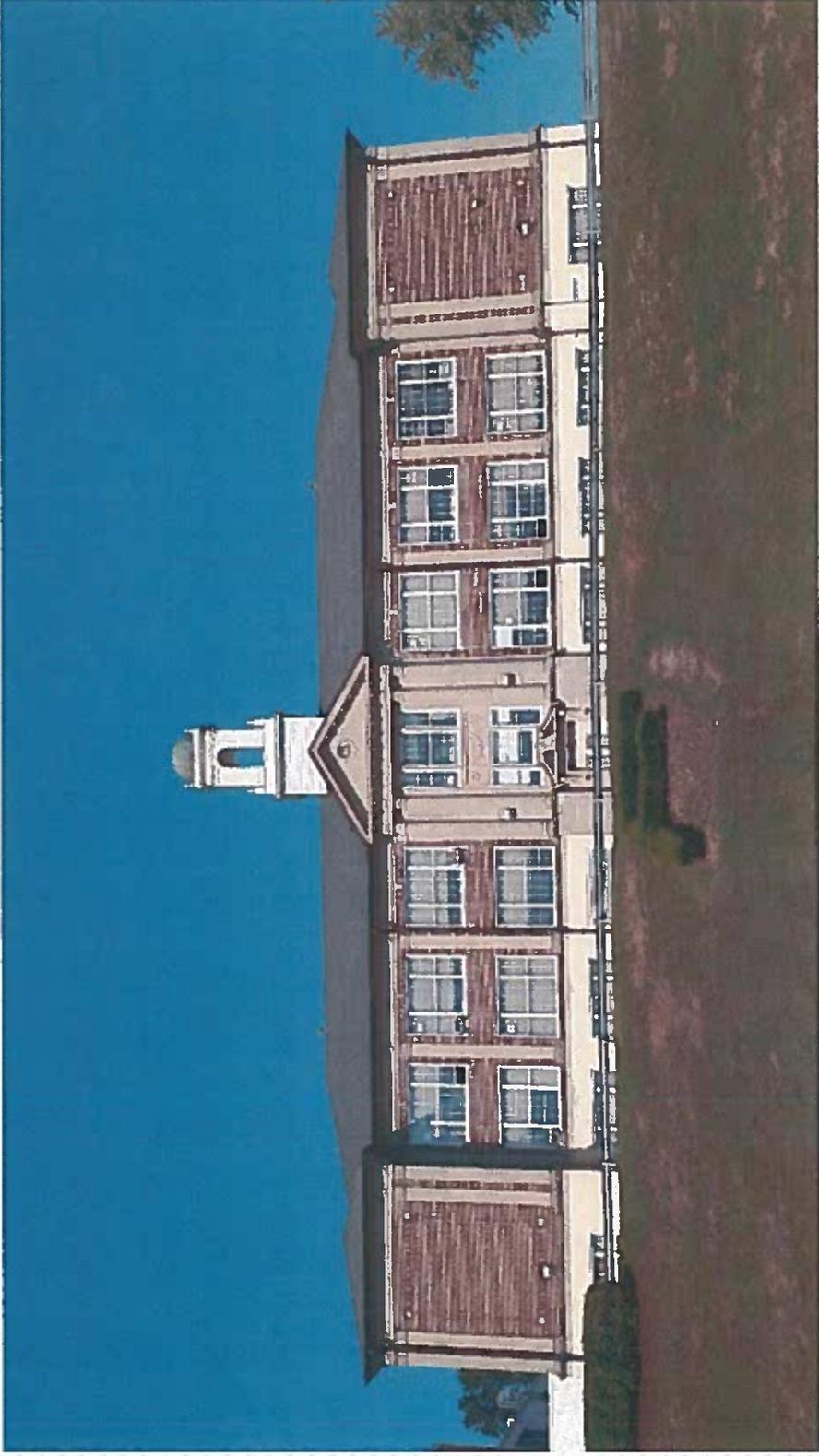


Tax Impact Calculator

$$\text{Assessed Value of Home} \times \text{Tax Impact (in mills)} / 1000 = \text{Your Tax Impact}$$

You can find your assessed home value at www.farmington-ct.org by clicking on the “Assessor Property Search” button on the home page. Please note that numbers may vary slightly from the previous tables due to rounding.

QUESTIONS?



TOWN OF FARMINGTON, CT FARMINGTON HIGH SCHOOL PROJECT TOWN MEETING- JUNE 5, 2017

