

BLOOMFIELD TOWN COUNCIL
SPECIAL MEETING – REVISED AGENDA
Tuesday, June 28, 2016
Council Chambers – 6:30 p.m.

Joan Gamble, Mayor
Sydney T. Schulman, Deputy Mayor
Patrick A. DeLorenzo Wayne Hypolite
Joseph P. Merritt Joel J. Neuwirth
E. Leon Rivers Derrick A. Seldon
Joseph Washington

I. Pledge of Allegiance

II. Roll Call

III. Council Business

New Business

15/16-85: Discussion and Possible Action Regarding Three Capital Improvement Projects:

- a. Prosser Library
- b. Public Works Facility (Southwood Drive)
- c. Alvin & Beatrice Wood Human Services Facility

IV. Council Comments

V. Adjournment

TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: June 24, 2016

RE: FY 15/16-84: THREE CAPITAL IMPROVEMENT PROJECTS

The attached background information provides an outline of the three capital projects under consideration for possible referendum approval in November. Also included are the schedule to get to referendum as provided by the Town's bond counsel, and information from the presentation made by the Town's financial advisor at the Council's Finance Subcommittee meeting held on June 20th regarding debt capacity. The debt capacity information is centered on the \$30 million level as being an approximate ceiling given the Council's twin goals of maintaining a relatively stable debt per capita ratio and having, over time, a declining "glide path" of the debt service budget as a percentage of the Town's total budget. As we have all discussed, the Council needs to determine the projects they feel should move forward in order to meet the enclosed referendum schedule.

While all three projects under consideration are worthy, they exceed in the aggregate the debt capacity level desired. Given the \$30 million +/- dollar limit there are a number of combinations and scenarios possible which invite consideration. Rather than go into a detailed discussion of all the possibilities here, I think it is appropriate to take into consideration in your deliberations the work undertaken by the Library Building Committee with Tai Soo Kim architects, the work performed by Centerbrook architects for the Human Services Center, and the review and recommendations of Weston & Sampson on the Public Works facility in making your decision. There has been considerable discussion concerning the need for "emergency" or "short term" needs by all three facilities that mitigate various code, regulatory, and statutory deficiencies. Regardless of which projects are selected to move forward to referendum it would be my recommendation that these interim needs be factored into the financial picture for those facilities not selected, and be implemented in the forthcoming year.

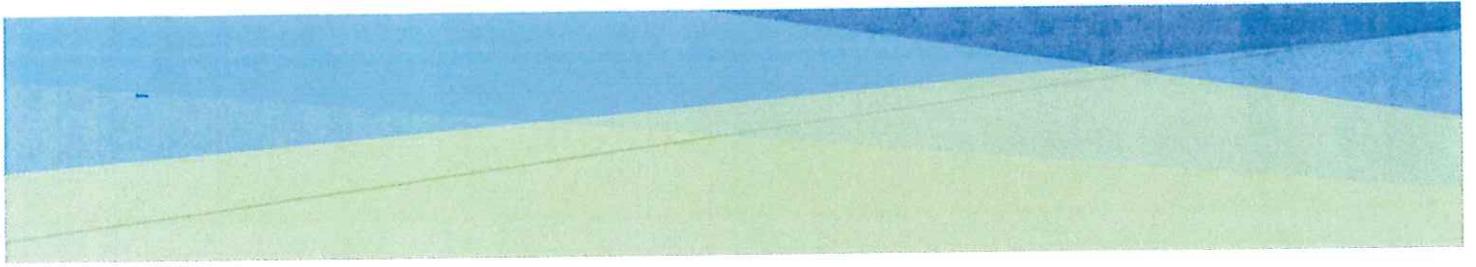
My recommendations at this point (June 23): Understanding the complexity of choices presented, the difficult and disagreeable nature of making a decision among strongly competing very worthy needs, and the broad array of options, I offer the following suggestions in priority order. I would suggest that the improvements to the Public Works facility are the least controversial at this point (June 23), are the least expensive, and would resolve the most significant code, regulatory, and

statutory deficiencies of any of the three properties. The facility is a foundational service structure needed by all of us in the community to service all of us in the community. The library project has two competing options, separated by half a million dollars, one based on ease and simplicity of execution and the other steeped in community tradition, legacy and fondness for years of dedicated service to Bloomfield. Both sites serve to support the Council's stated goal of support for a healthy Bloomfield center. The overarching goal, however, is to provide Bloomfield with a 21st Century library facility and system (don't forget the McMahon branch Library), that meets the diverse needs of a diverse community with a number of neighborhoods and at the same time provides a value added "turbocharged" respite and resource to the education and support of our youth in their hoped for journey to success. The Human Services Center on Park Avenue serves multiple purposes, diverse in need, and diverse in clientele. The most expensive of the three projects, and the one requiring the most thought in terms of purpose (aquatic center, integrative programs with the Board of Education), it also has the most options to be considered. A recent "late arriving", less expensive, but interesting proposal needs research and understanding before more consideration as yet another option to be considered.

It should also be noted in this discussion that mention has been made of the current Police Department site on Park Avenue as a site for the Library. Preliminary investigation indicates that there could be enough room, but it would be a tight fit. The current Police Department Building is approximately 20,000 square feet, and is capable of a second floor. The proposed library is approximately 36,000 sq. ft. The current Police Department parking lot has approximately 75 spaces. We are looking at other aspects of the suggestion and site including lot size, potential zoning issues, parking etc. Cost, however, is a significant issue. New land would possibly have to be obtained (Cottage Grove Road has been mentioned as a site), for a new Police Station, and of course a new Police Station would have to be constructed. There was an article in the June 23, Hartford Courant that the Town of Berlin was considering a new Police Station \$15,000,000 - \$20,000,000. Also the Town of Windsor has been doing research on a new Police Station, approximate cost \$20,000,000. Adding the cost of the library (renovated Police Station and added square footage) could reach \$30 million to \$35 million. The current Police Station fits the Town's needs, and there is no indication that the Chief or staff are dissatisfied with the current facility. If the Council wishes to further investigate this as a viable alternative I would suggest that some funds be appropriated to undertake an appropriate review and analysis of this option.

The Council at this meeting will be expected to adopt a resolution to have staff direct bond counsel to prepare appropriate bond resolution(s) for those project(s) desired to put before referendum vote in November for introduction at the July 11, 2016 Town Council meeting.

In closing it should be emphasized that given time, all three projects can be accomplished. It is estimated that significant reductions in the Town's debt service would allow any deferred project to be initiated within four to five years. Interim repairs, modifications, and improved maintenance can be implemented in the short term for all three projects. Let me also state that Town staff are prepared to support any decision the Council makes including deferral of all or some of the projects.



2016 BOND REFERENDUM PROJECTS

White Paper

Project Descriptions, Town's Bonding Capacity and Referendum Schedule

Philip K. Schenck, Jr., Town Manager

PROJECT SUMMARIES

PROJECT SUMMARY: PROSSER LIBRARY

The project is for a renovated/expanded/relocation of the highly utilized Prosser Public Library, which has outgrown its current space and is subject to flooding. The Building Committee, per its charge, has recommended that the library remain in Bloomfield Center and has identified its preferred site to be adjacent to Town Hall.

This recommendation is supported by the Prosser Library Board of Directors, as well as Goman + York, the Town's Economic Development consultants. Other considerations for the recommendation that the Library be built on the Town Hall site include connection with Town Hall, shorter construction time frame (and resulting cost savings), furthering of adopted Town Center Plan, no need to have construction in an occupied building, parking availability, pedestrian friendly, uncertainty of availability and cost of additional property acquisition needed to have a successful project on current site. Manchester Community College and Capital Community College have expressed an interest in creating a partnership with the Town to host a learning opportunities that provides access to higher education for residents, should the project go forward.

Estimated cost is \$19.7 million.

An alternative is to create a 21st century library by renovating and expanding the Library on its current site. Some of the issues that would be encountered with this scenario include a longer construction time (which translates into additional costs), property acquisition, finding rental space to use during construction, flood protection measures, less pedestrian friendly. There is also an uncertainty of unknown conditions that is always a risk for renovations. The estimate for this alternative is \$20.2 million which includes a placeholder for property acquisition to the north.

KEY DATA ELEMENTS:

- A. Square Footage: Current 20,470 New 36,131
- B. Parking Spaces: Current 59 New 161
- C. Construction Start and Completion: 18 months

DISCUSSION ISSUES:

- A. Location- Town Hall (recommended by Building Committee, Library Board of Directors, Goman + York)
- B. Reuse of Existing Site
- C. Parking

PROJECT SUMMARIES

PROJECT SUMMARY: PUBLIC WORKS FACILITY

The project is for a renovated and expanded Public Works complex at 21 Southwood Drive. This project will address inadequacies, inefficiencies and code-compliant issues. The Town has been cited for its aging fuel tanks and truck wash facilities by State of CT Department of Energy and Environmental Protection (DEEP), which will be addressed in the project by removing existing underground tanks which have exceeded their useful life, a new fueling facility and wash bay. The project includes renovations to the existing building (shops, maintenance and vehicle storage), improved ventilation, an office/employee facility and vehicle maintenance addition. Also included will be drainage and paving, increased storage (vehicles and material), as well as site security and safety measures. In order to undertake the project, the Town has attempted to acquire an adjacent property through eminent domain, and is currently in litigation.

Estimated cost is \$11.3 million.

KEY DATA ELEMENTS:

- A. Project Cost: \$11.3 million
- B. Square Footage: Current 35,480 New 47,734
- C. Construction Start and Completion: 12-15 months

DISCUSSION ISSUES:

- A. Regulatory
- B. Eminent Domain

PROJECT SUMMARIES

PROJECT SUMMARY: BEATRICE AND ALVIN WOODS HUMAN SERVICES FACILITY

The project is for the current Human Services Facility located at 330 Park Ave. The building, built in 1957 as a Junior High School, houses Senior Services, Leisure Services, Social + Youth Services and all their programs. The facility also houses BATV, the Chamber of Commerce and is a meeting site for local organizations. It was last renovated in 1993 upon acquisition from the BOE. The building is in extremely poor physical condition, including a failing roof, single pane windows, lack of energy efficiencies, lack of sprinkler or fire suppression systems, not up to current building code, security, lighting etc. The architect retained by the Town, has recommended that the current building is not worth salvaging.

A new building would house the many programs offered at the facility. A new facility would include multi use space, community theater, art and craft rooms, fitness rooms, food bank, commercial grade kitchen, café, lounges, client meeting rooms, office space, a band room, and tenant space for non-town organizations. An indoor pool could be added for program expansion.

Estimated cost is \$30.7 million.

KEY DATA ELEMENTS:

- A. Project Cost: \$30.7 million
- B. Square Footage: Current 92,000 New 53,815
- C. Construction Start and Completion: 24-26 months

DISCUSSION ISSUES:

- A. New or renovated; various scenarios:

New	No pool	\$30.7 million
New	With pool	\$35.6 million
Partial renovation (existing gym) and addition	No pool	\$25.1 million
Partial renovation (existing gym) and addition	With pool	\$29.4 million
Renovation and addition	No pool	\$32.9 million
Renovation and addition	With pool	\$35.4 million
- B. Pool
- C. Deferred maintenance (estimated \$15-\$17M). Immediate need of \$542,000 including HVAC, electrical and fire protection.

BONDING CAPACITY REPORT

**Town of Bloomfield
Existing & Proposed Debt Analysis
Scenario #2 - \$30 Million**

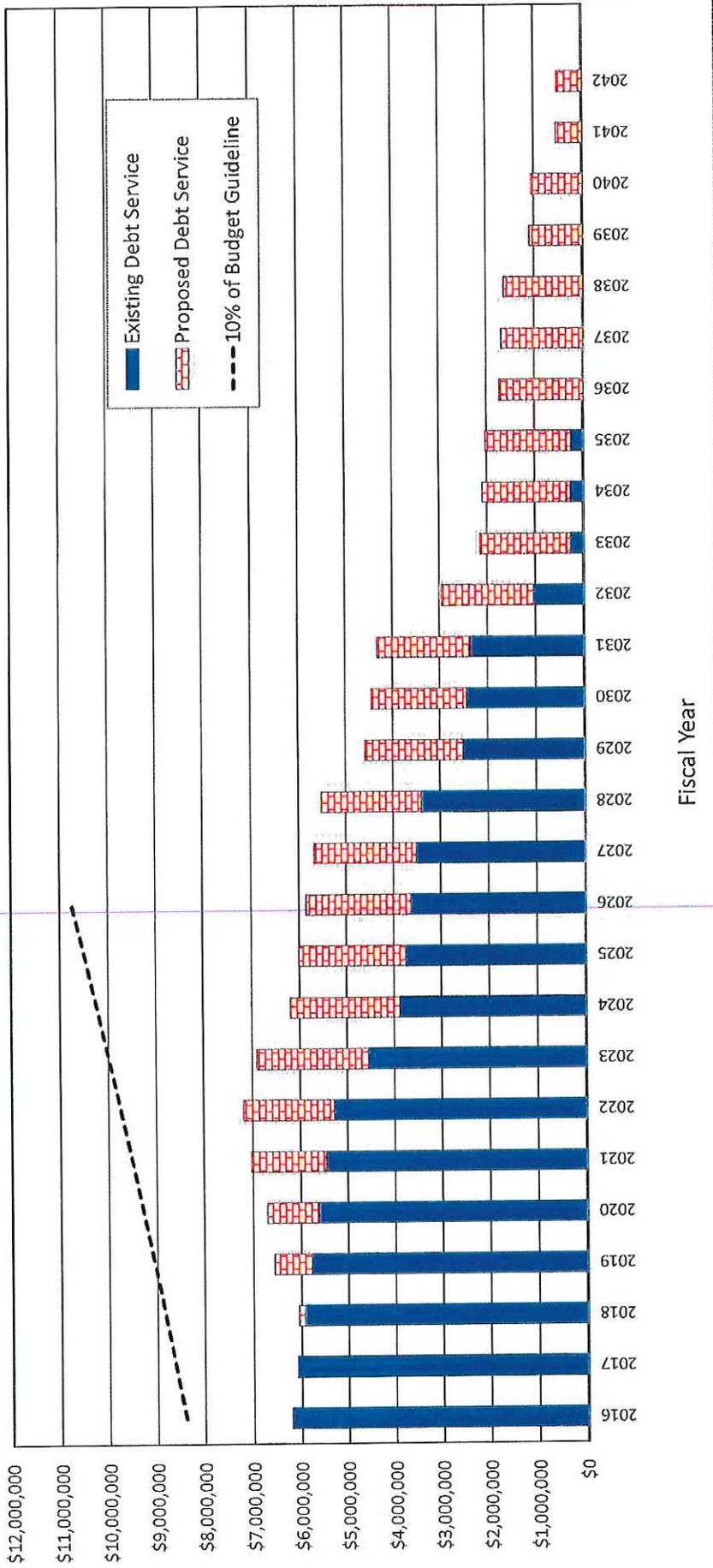
(A) Fiscal Year	(B) Existing Debt Service		(C) Total Debt Service	(D) Annual Change	(E) Projected Debt Service		(F) Principal	(G) Interest	(H) Principal	(I) Interest	(J) Principal	(K) Interest	(L) Principal	(M) Interest	(N) Principal	(O) Interest	(P) Principal	(Q) Interest	(R) Total Existing & Projected Debt Service		(T) Annual Change in Debt Service	
	Principal	Interest			Principal	Interest													Principal	Interest		Principal
2016	4,180,000	2,016,138	6,196,138	(113,325)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,180,000	2,016,138	(113,325)
2017	4,215,000	1,872,813	6,087,813	(60,000)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,215,000	1,872,813	(60,000)
2018	4,200,000	1,727,813	5,927,813	(155,925)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,200,000	1,727,813	(155,925)
2019	4,195,000	1,576,888	5,771,888	(152,930)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,195,000	1,576,888	(152,930)
2020	4,190,000	1,429,838	5,609,838	(156,050)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,190,000	1,429,838	(156,050)
2021	4,175,000	1,276,838	5,451,838	(152,000)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,175,000	1,276,838	(152,000)
2022	4,170,000	1,111,813	5,281,813	(139,025)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,170,000	1,111,813	(139,025)
2023	3,595,000	949,858	4,544,858	(665,960)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,595,000	949,858	(665,960)
2024	3,065,000	814,658	3,879,658	(125,200)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,065,000	814,658	(125,200)
2025	3,065,000	689,568	3,754,568	(122,090)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,065,000	689,568	(122,090)
2026	3,055,000	570,269	3,625,269	(113,319)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,055,000	570,269	(113,319)
2027	3,050,000	463,021	3,513,021	(112,248)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,050,000	463,021	(112,248)
2028	3,040,000	360,813	3,400,813	(109,210)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,040,000	360,813	(109,210)
2029	2,950,000	267,658	3,217,658	(183,155)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,950,000	267,658	(183,155)
2030	2,250,000	194,375	2,434,375	(782,281)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,250,000	194,375	(782,281)
2031	2,250,000	100,195	2,350,195	(1,084,179)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,250,000	100,195	(1,084,179)
2032	1,000,000	40,469	1,040,469	(1,309,730)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000	40,469	(1,309,730)
2033	250,000	19,375	269,375	(771,094)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	19,375	(771,094)
2034	250,000	11,719	261,719	(7,659)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	11,719	(7,659)
2035	250,000	3,906	253,906	(253,906)	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	3,906	(253,906)
2037	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	\$10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	56,695,000	15,492,068	72,187,068	138,602,287	0	125,000	0	10,000,000	3,000,000	10,000,000	150,000	0	10,000,000	3,412,500	0	175,000	10,000,000	3,675,000	86,695,000	26,039,669	112,734,669	0

Town of Bloomfield

Scenario #2 (\$30 Million) - Current Debt Capacity

	Actual 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021
I. Outstanding Bonded Debt July 1:	\$ 60,625,000	\$ 56,695,000	\$ 52,515,000	\$ 58,300,000	\$ 54,100,000	\$ 59,405,000	\$ 54,725,000
Add: New Debt Issue	-	-	10,000,000	-	10,000,000	-	10,000,000
Less: Current Maturities	3,930,000	4,180,000	4,215,000	4,200,000	4,695,000	4,680,000	5,175,000
II. Outstanding Bonded Debt June 30:	\$ 56,695,000	\$ 52,515,000	\$ 58,300,000	\$ 54,100,000	\$ 59,405,000	\$ 54,725,000	\$ 59,550,000
III. Current Debt Service	\$ 6,087,160	\$ 6,198,138	\$ 6,087,813	\$ 5,927,813	\$ 5,771,888	\$ 5,609,838	\$ 5,453,838
Add: New Issue Debt Service	-	-	-	125,000	792,500	1,090,000	1,579,375
IV. New Debt Service	\$ 6,087,160	\$ 6,198,138	\$ 6,087,813	\$ 6,052,813	\$ 6,564,388	\$ 6,699,838	\$ 7,033,213
Change From Prior Year	331,160	110,978	(110,325)	(35,000)	511,575	135,450	333,375
Debt Ratios:							
General Fund Budget	\$ 81,984,130	\$ 83,946,071	\$ 86,044,723	\$ 88,195,841	\$ 90,400,737	\$ 92,660,755	\$ 94,977,274
A. % of Net Debt Service to Budget	7.42%	7.38%	7.08%	6.86%	7.26%	7.23%	7.41%
B. Tax Impact of New Debt	0.00	0.00	(0.06)	(0.02)	0.27	0.07	0.18
Value of one Mill is \$1,881,150							
C. Outstanding Debt Per Capita	\$ 2,767.50	\$ 2,563	\$ 2,846	\$ 2,641	\$ 2,900	\$ 2,671	\$ 2,907

**Town of Bloomfield, Connecticut
Existing & Proposed Debt Service
Scenario #2 - \$30 Million**



REFERENDUM SCHEDULE

TOWN OF BLOOMFIELD – 2016 CAPITAL PROJECTS	
(Targeting Referendum in Conjunction With 11-08-2016 Elections)	
Date	Action
Monday, June 27th (Regular Meeting)	Town Council acts to direct Administration to have Bond Resolutions prepared.
Monday, July 11th (Regular Meeting)	Town Council: (1) introduces Bond Resolutions, (2) sets public hearing date, and (3) refers projects to Town Plan and Zoning Commission.
Not later than Tuesday, July 19th	Notice of Town Council public hearing published and posted.
Monday, July 25th (Regular Meeting)	Public hearing held by Town Council.
Thursday, July 28th (Regular Meeting)	Town Plan and Zoning Commission acts on Conn. Gen. Stat. § 8-24 referrals.
Monday, August 8th (Regular Meeting)	Town Council: (1) acts on Bond Resolutions, and (2) sets referendum date. <i>Conn. Gen. Stat. § 9-369b advocacy limitations commence.</i>
Not later than Thursday, September 8th	Notice of Passage published.
Not earlier than Monday, October 24th; not later than Wednesday, November 2nd	Notice of Election/Referendum published.
Tuesday, November 8th	Referendum held from 6:00 a.m. to 8:00 p.m. in conjunction with election.