WARNING
TOWN OF SUFFIELD
NOTICE OF PUBLIC INFORMATION SESSION AND
NOTICE OF SPECIAL TOWN MEETING

A Public Information Session regarding the resolutions to be voted on at the below-noticed Special Town Meeting will be held at the Suffield Middle School, 350 Mountain Road, Suffield, Connecticut on Thursday, February 26, 2026, at 6:00 p.m.

All electors and citizens qualified to vote in town meetings of the Town of Suffield, Connecticut (the "Town") are hereby notified that the Board of Selectmen is convening a Special Town Meeting of the Town to be held at the Suffield Middle School, 350 Mountain Road, Suffield, Connecticut on Thursday, February 26, 2026, at 7:00 p.m., for the following purposes:

1. To elect a moderator.

2. To approve the expenditure of $95,268 (subject to any adjustment due to final survey acreage) from the Town of Suffield Open Space Fund to purchase the development rights to the 47.3 +/- acre Kaplan Farm located at 714 North Street.

3. To consider and vote on the following proposed resolutions, entitled:

   Resolution Authorizing An Appropriation Of $11,670,000 For The Road Improvements Project 2026 And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $11,670,000

   Resolution Authorizing An Appropriation Of $2,550,000 For The Suffield High School Shingle Roof Replacement Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $2,550,000

   Resolution Authorizing An Appropriation Of $725,000 For The Suffield High School VCT Flooring Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $725,000

   Resolution Authorizing An Appropriation Of $1,000,000 For The Spaulding School Bathroom Renovations Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,000,000

   Resolution Authorizing An Appropriation Of $1,250,000 For The Spaulding School Exterior Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,250,000

The full text of the foregoing authorizing resolutions are on file and open to inspection at the office of the Town Clerk, Suffield, Connecticut for the use or inspection of any interested person.

Dated at Suffield, Connecticut this 9th day of February, 2026.

TOWN OF SUFFIELD
BOARD OF SELECTMEN

Colin Moll, First Selectman
Kathleen Dunai, Selectman
Klaire Bielonko, Selectman
Kathleen Harrington, Selectman
Peter Hill, Selectman

RECEIVED AND FILED
TOWN OF SUFFIELD

FEB 09 2026

SUFFIELD TOWN CLERK

RETURN OF NOTICE

I HEREBY CERTIFY that on February 16, 2026, I caused notice to be given of the foregoing Warning for a Town Meeting to be held February 26, 2026 by posting upon a signpost or other exterior place near the office of the town clerk of the Town of Suffield a printed or written warning signed by the selectmen.

I HEREBY CERTIFY that on February 16, 2025, I published a like warning in the Hartford Courant, a newspaper having a circulation in Suffield.

I HEREBY CERTIFY that such posting and such publication all being at least five days previous to holding the meeting, including the day that such notice was given, but not including the day of the holding of such meeting

I HEREBY CERTIFY that a copy of such Warning is hereby filed with the Town Clerk of Suffield.

Kristen O. Lambert
Assistant to the Board of Selectmen

I hereby certify that on or before the day of such meeting, the foregoing Notice and Return of Notice are duly recorded in the records of the Town of Suffield, Connecticut.

Michele Urch
Town Clerk

Dated: February 24, 2026

RECEIVED AND FILED
TOWN OF SUFFIELD
FEB 24 2026
Michele Urch
SUFFIELD TOWN CLERK

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TOWN CLERK
SUFFIELD, CT

2026 MAR -2 PM 3:34

TOWN OF SUFFIELD

REC'D BY:

MEETING MINUTES
SPECIAL TOWN MEETING
February 26, 2026
7:00 p.m.

The Town Meeting of the Town of Suffield was called to order by Town Clerk Michele Urch, at 8:01 PM. The Town Meeting was held at the Suffield Middle School, 350 Mountain Road, Suffield, CT.

Kris Lambert, 22 Old Farms Lane, with a second from Don Miner, 1855 Mapleton Avenue nominated Ed McAnaney, 85 Wren Drive, to serve as moderator.

There were no additional nominations for moderator from the floor. Ed McAnaney was elected moderator by a voice vote.

Moderator McAnaney asked those in attendance to stand for the Pledge of Allegiance.

Town Clerk Michele Urch read the Legal Notice into record as published in the Hartford Courant on February 16, 2026.

Town Clerk Michele Urch, with a second by Kris Lambert, 22 Old Farms Lane, made a motion to waive voting by paper ballot and to vote by voice vote.

The motion to waive paper balloting passed by voice vote.

Two additional motions were presented from the floor and deemed out of order by the moderator.

Town Clerk Michele Urch, with a second from Eric Harrington, 700 North Street, presented the following motion

Resolved: That the Town Meeting of the Town of Suffield authorize the expenditure of $95,268 (subject to any adjustment due to final survey acreage) from the Open Space Fund for the purpose of purchasing the Development Rights from the Kaplan Farm consisting of 47.3 +/- acres located off North Street.

Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

The floor was opened for comments on the motion presented. A motion was made from the floor and was ruled out of order by the moderator. Public comment then proceeded.

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by, Kathy Bielonko, 981 East Street North, presented the following motion.

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $11,670,000 For The Road Improvements Project 2026 And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $11,670,000

No public comment from the floor.

The motion passed unanimously.

Town Clerk Michele Urch, with a second by Annie Hornish, 864 Thrall Avenue, presented the following motion.

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $2,550,000 For The Suffield High School SHINGLE Roof Replacement Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $2,550,000

Public comment from the floor.

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by Brad Belcher, 50 Diane Lane, presented the following motion.

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $725,000 For The Suffield High School VCT Flooring Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $725,000

No public comment from the floor.

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by Kathy Bielonko, 981 East Street North, presented the following motion.

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $1,000,000 For The Spaulding School Bathroom Renovations Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,000,000

No public comment from the floor.

Motion passed by voice vote.

Town Clerk Michele Urch, with a second by Melissa Finnigan, 50 Cedar Crest Lane, presented the following motion.

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $1,250,000 For The Spaulding School Exterior Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,250,000

No public comment from the floor.

Motion passed by voice vote.

Erica Boucher, 71 Woodland Terrace, with a second by Colin Moll, 12 Audubon Drive, motioned to close the February 26, 2026 Town Meeting.

The motion to adjourn passed unanimously.

The meeting concluded at 8:19 PM.

Respectfully Submitted,

Michele Urch, CCTC
Town Clerk

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Town of Suffield
Public Information 6PM & Town Meeting 7PM
February 26, 2026

Discussion Items

-Purchase of Development Rights for 714 North Street/Kaplan Farms

-High School

- Shingle roof replacement and photovoltaic system
- VCT flooring

-Spaulding School

- Bathroom renovations
- Brick repointing and exterior improvements

-Phelps Road Reconstruction

-Replacement of culverts and bridges

Hickory Street

Over Fourmile Brook

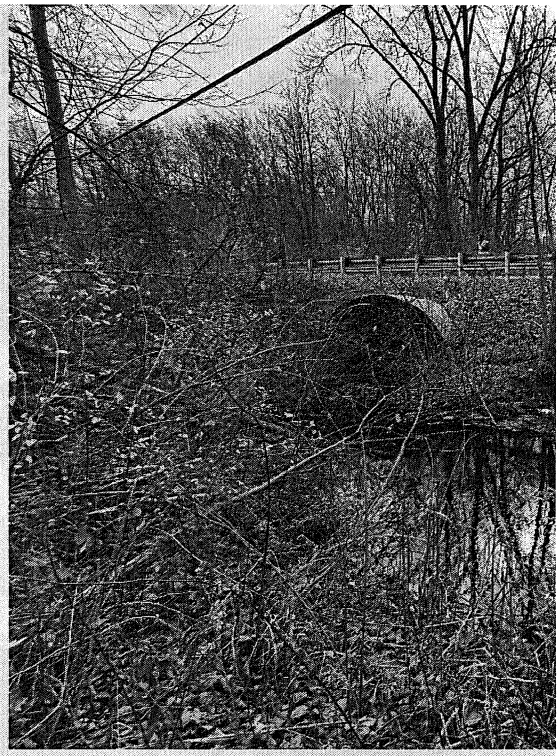
Total Cost - $1,500,000

- Superstructure Overall Condition: **Poor**
- Substructure Overall Condition: **Critical**
- Waterways Overall Condition: **Poor**
- Roadway Overall Condition: **Fair**
- Due to the extensive concrete section loss, severe scour, and advanced de the wingwalls and abutments caused by prolonged water infiltration from b surface and the surrounding waterway, the structural integrity of the bridge significantly compromised. Based on these conditions, immediate replacem bridge is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding whic reimburse up to 50% of engineering, design, and construction costs

Spruce Street

Over Muddy Brook

Total Cost - $2,500,000

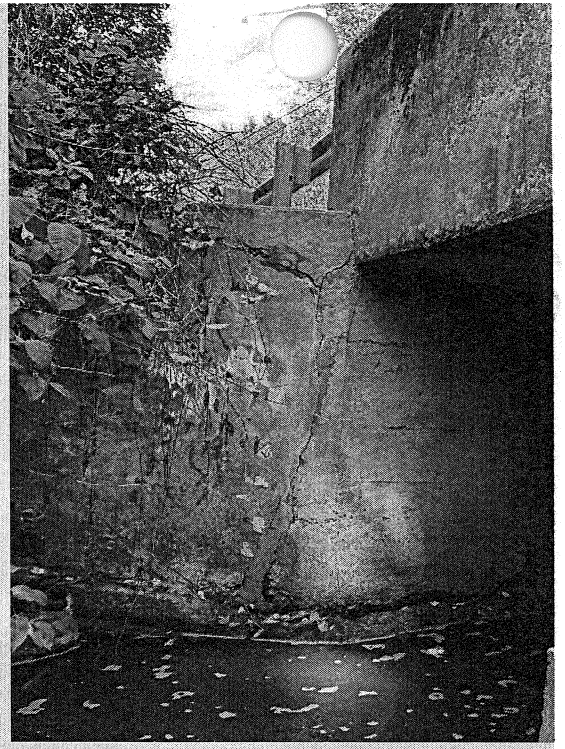


- Overall Condition: **Fair**
- Substructure Overall Condition: **Fair/Poor**
- Waterways Overall Condition: **Fair**
- Roadway Overall Condition: **Fair**
- The culvert barrels for Bridges 139016 and 139017 are in poor condition overall barrels are in poor condition due primarily to deterioration and section loss at inverts
- Based on these conditions, immediate replacement of the structure is recomm
- The Town will be applying for State/Local Bridge Program (SLBP) funding which reimburse up to 50% of engineering, design, and construction costs

River Boulevard

Over Deep Brook

Total Cost - $1,500,000

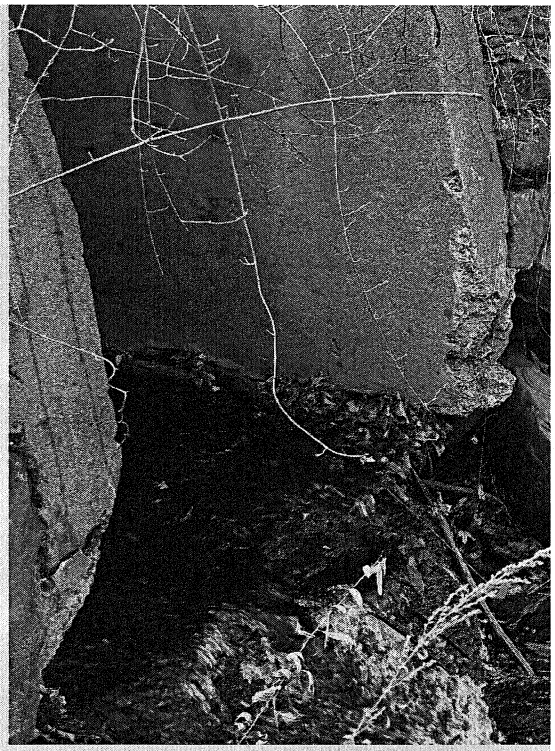


- Superstructure Overall Condition: **Fair**
- Substructure Overall Condition: **Poor/Serious**
- Waterways Overall Condition: **Poor**
- Roadway Overall Condition: **Fair**
- Due to the extent of structural deterioration and ongoing scour concerns, near-term replacement of the bridge is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs

Boston Neck Road

Over Unnamed Stream

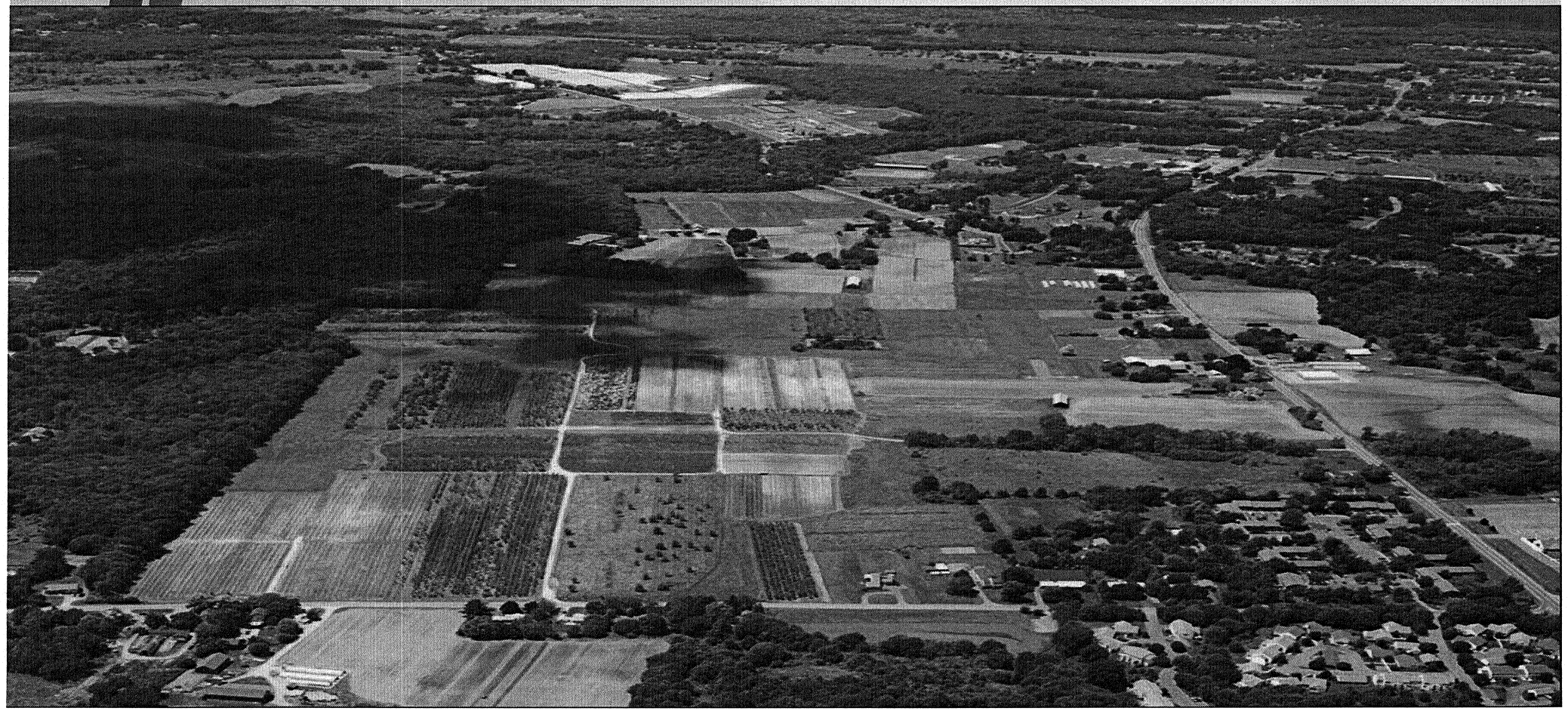
Total Cost - $1,500,000



- Superstructure Overall Condition: **Fair/Poor**
- Substructure Overall Condition: **Poor/Serious**
- Waterways Overall Condition: **Fair**
- Roadway Overall Condition: **Fair**
- The bridge is in overall poor condition, with significant structural deterioration, scour, and undermining of critical substructure elements. Full replacement of recommended in the near-term to address these deficiencies and ensure co operation
- The Town will be applying for State/Local Bridge Program (SLBP) funding which reimburse up to 50% of engineering, design, and construction costs

Purchase of Development Rights - Kaplan Farm - 714 North Street

Why Save Farm & Forest Land?



Natural Resource Protection

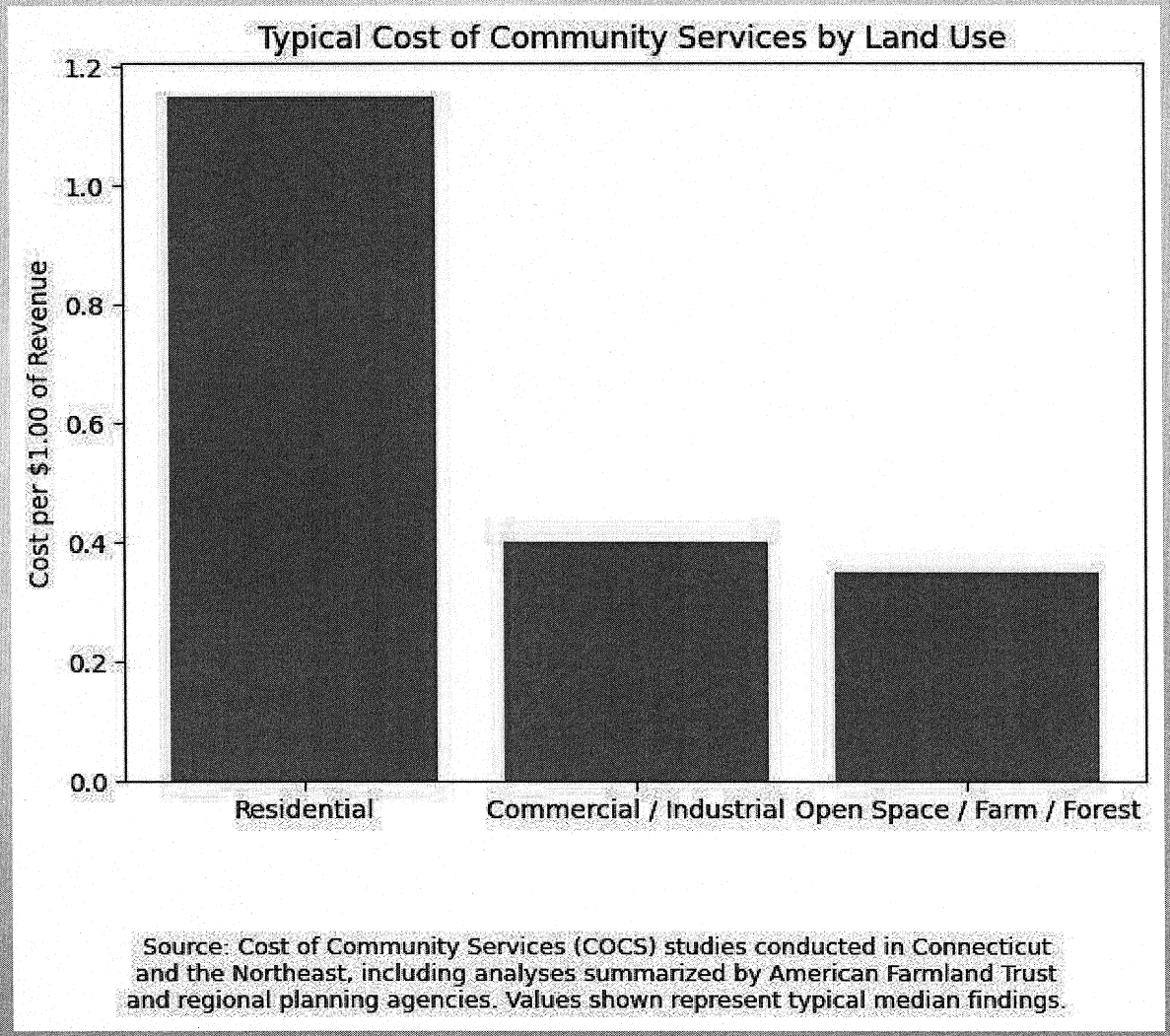
- Preserves Suffield's rural and agricultural character
- Protects drinking water and groundwater supplies
- Reduces flooding and stormwater impacts
- Provides habitat for wildlife and native species
- Improves air and water quality
- Avoids long-term environmental costs of development

Fiscal and Economic Stability

- Supports the local farm and forestry economy
- Sustains local jobs and businesses
- Generates more in taxes than it costs in services
- Attracts residents and businesses through quality of life
- Protects scenic landscapes and tourism
- Helps manage growth cost-effectively

Cost of Community Services

Typical cost to provide municipal services by land use, based on Connecticut and regional Cost of Community Services studies.



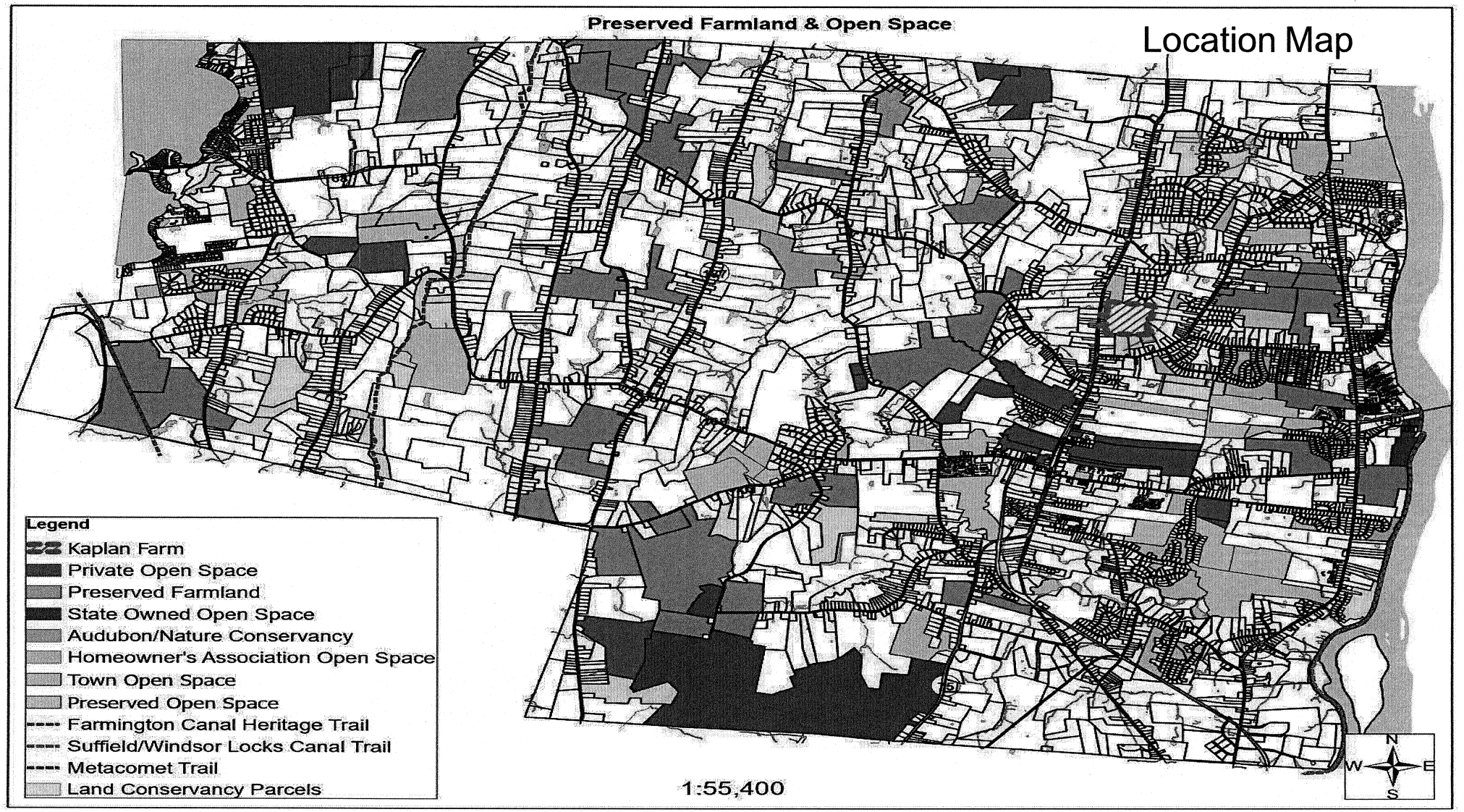
Source: Cost of Community Services (COCS) studies conducted in Connecticut and the Northeast, including analyses summarized by American Farmland Trust and regional planning agencies. Values shown represent typical median findings.

How Purchase of Development Rights Works

- Voluntary agreement with the landowner
- Town purchases development rights, not the land
- One-time payment by the Town

What Does (and Doesn't) Change

- Property remains privately owned
- Land stays on the tax rolls
- Farming and agricultural uses continue
- Non-agricultural development is permanently restricted


Preserved Farmland & Open Space
Location Map
Legend
Kaplan Farm
Private Open Space
Preserved Farmland
State Owned Open Space
Audubon/Nature Conservancy
Homeowner's Association Open Space
Town Open Space
Preserved Open Space
Farmington Canal Heritage Trail
Suffield/Windsor Locks Canal Trail
Metacomet Trail
Land Conservancy Parcels
1:55,400
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W
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S

Account Sources

Open Space Fund Account Sources

State Prison Expansion (2001)	$ 1,000,000
Town Budget Allocation (FY 1999-2010)	$ 1,935,000
Town Budget Allocation (FY 2011-2020)	$ 1,650,000
Town Budget Allocation (FY 2021-2025)	$ 800,000
PZC Fee-in-lieu of Open Space (Began 1991)	$ 340,679
Total	**$5,725,679**

Account Summary

Open Space Fund Account Since Inception	$ 5,725,679
Less Committed Open Space Funds	$ 4,616,320
Less Pending Development Rights Purchase for Kaplan Farm	$ 95,268
Remaining Open Space Funds	**$1,014,091**

Farmland Preservation Program

- Leveraged $11,674,822 in State and Federal Funds
- Town's Share of Total Cost - 29.90%
- 1,711 Acres Preserved
- Cost to Town - $3,022 per acre
- Estimated over 700 homes could be developed on these properties.

Town of Suffield

- Open Space Sub-Committee
- Board of Selectmen
- Board of Finance
- State Properties Review Board
- CT Department of Agriculture

Town of Suffield

Purchase of Development Rights (47.3 +/- Acres)

<u>Kaplan Farm - 714 North Street</u>

Total Cost: $385,535 ($8,300/acre), includes State & Federal Grants totaling $290,267.

Town Cost: $95,268 ($2,034/acre)

Kaplan Farm - 714 North Street

QUESTIONS?

Additional Projects for Bond Issuance

- High School Shingle Roof Replacement
- High School VCT Flooring
- Spaulding Brick Repointing
- Spaulding Bathroom Renovations
- Phelps Road Reconstruction
- Culvert and Bridge Replacements:
  - Copper Hill Road
  - Suffield Street
  - Hickory Street
  - Spruce Street
  - River Boulevard
  - Boston Neck Road

Suffield High School - Roof Project

- 26,080 square feet of asphalt shingle roof original to the building and is at end of useful life
- Currently underlayment is uneven and showing signs of wear. The current insulation is R-13 which is below the current building code of R-21
- Current state reimbursement for this project is 51.07%
- A standing seam metal roof is our best option both for installation of photovoltaic system and longer life span with lower maintenance costs
- To be eligible for state reimbursement for the photovoltaic system, the system needs to be installed within the first year of this roof project

Suffield High School
Roof Replacement and PV Cost

SUFFIELD HIGH SCHOOL
SHINGLE ROOF REPLACEMENT AND SOLAR INSTALLATION

COST ESTIMATES

	Roof	PV	Total
Construction cost	$1,800,000	$550,000	$2,350,000
Less: State Reimbursement	$(929,516)	$(283,634)	$(1,213,150)
Less: Federal Tax Credit*	$ -	$(76,712)	$(76,712)
Net cost after reimbursement	$870,484	$189,654	$1,060,138

* To qualify for the tax credit construction must begin prior to July 31, 2026 or be completed by December 31, 2026

Suffield High School
Flooring Replacement

Total Cost $725,000.00

- First floor hallways and classrooms are affected by ongoing moisture intrusion. This problem was identified over five years ago and has been funded in phases by ACCE over the last several years
- This investment represents full completion of the remaining phases of the entire first floor replacement at Suffield High School. Completing all phases at once will result in overall cost savings
- This project will remove all current VCT flooring, include full prep and seal of the floor before applying 100% relative humidity adhesive, and Floorbo MCT flooring

QUESTIONS?

A.Ward Spaulding School Exterior Projects

- This project addresses critical aging exterior doors at Spaulding School. This project investment will replace all doors with new safe, secure, code compliant doors and hardware
- Brick repointing, caulking and sealant replacement, and soffit/canopy painting and repairs have been identified by the architects and the town as an important capital need for building preservation

A.Ward Spaulding School
Cost Breakdown of Exterior Projects

• Doors, hardware, and frames	$ 250,000.00
• Repointing, facade/lentil, soffit/canopy repairs	$1,000,000.00
• Total cost of all exterior projects	**$1,250,000.00**

A.Ward Spaulding School Bathroom Renovation Project

Total Cost $1,000,000

- This project will address renovationing four student and four staff bathrooms
- This renovation will bring all identified bathrooms up to building code and ADA compliance
- This project will replace all floorings, fixtures and partitions

Estimated Savings: $175,000

QUESTIONS?

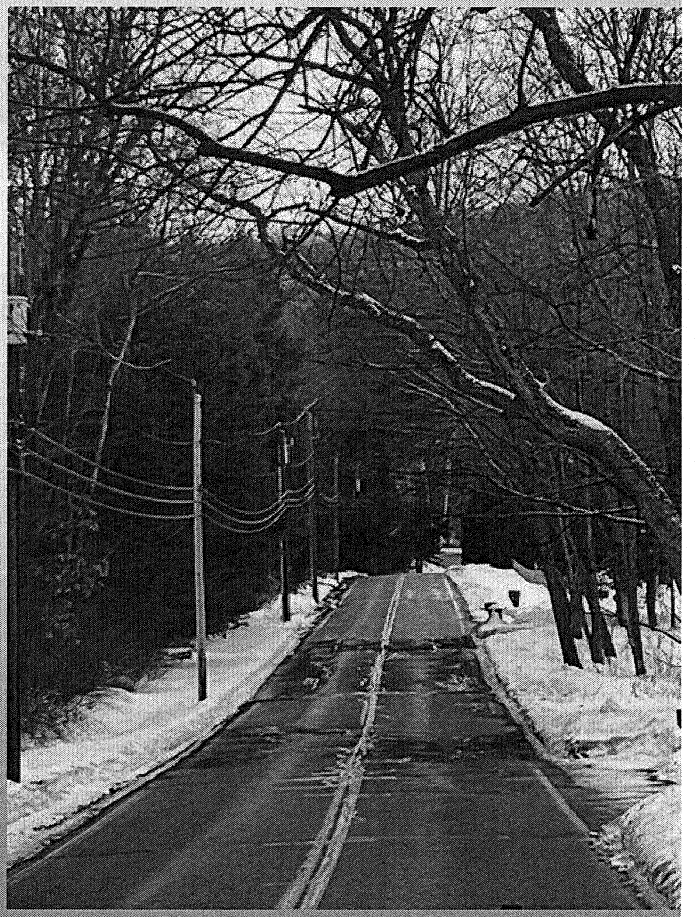
Phelps Road Reconstruction

Estimated Total Cost - $2,000,000

- Phelps Road from Mountain Road to Copper Hill Road was last paved in 2013. Since that time the road has rapidly deteriorated. The Department of Public Works had core samples taken throughout the roadway in the fall of 2024 to determine the cause
- When last paved in 2013 the road was only milled and surface coated. Core samples were not taken at that time to confirm if the asphalt and road base were adequate

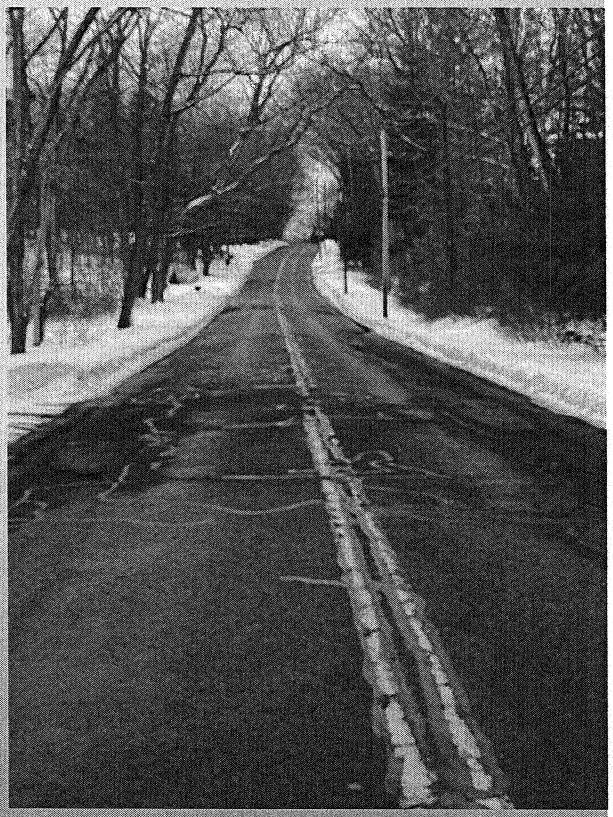
Phelps Road Reconstruction (continued)

- It has been determined that the pavement thickness is inadequate. In many areas it was discovered that the pavement is only 2.5 inches thick which does not meet Town specifications. The pavement should be 4 inches thick considering the typical traffic the road handles
- It was determined through the samples that the base material is not adequate and does not meet Town specifications. Currently the first 9 inches of base under the existing asphalt is fine to coarse sand, with little to no gravel, and a little silt mixed in. From 9 inches to 2 feet is old asphalt fill, silt, and fine to coarse sand, with minimum gravel
- There are many areas of the roadway that require drainage work to make sure that water is properly diverted from the base of the roadway as well as off of the surface. The core samples have shown that in some areas groundwater has impacted the pavement performance



Phelps Road Reconstruction (continued)

- Town Specifications for pavement binder course call for 1.5 inches of class 2 Bituminous Concrete M.04 and for pavement surface course 1.5 inches of class 1 Bituminous Concrete M.04. Both of these specifications are for a typical roadway and are minimums
- Town specifications for road base call for 12 inches of granular fill M.02.01 and 9 inches of compacted processed aggregate base M.05
- The Town will be applying for Transportation Rural Improvement Program (TRIP) funding which can reimburse up to 100% of construction costs. If the Town receives TRIP funding we would be responsible for all engineering and permitting costs plus any construction costs TRIP funding does not cover



Steps and Timeline for Repairs
for Phelps Road

- Take multiple core samples from throughout roadway and have them analyzed. Receive and review the geotechnical report.(Completed June 2024 - October 2024)
- Meet with Town engineer to discuss issues with road and to review findings of geotechnical report. (Completed November 2024)
- Have engineer draw construction plans for road reconstruction. (Completed July 2025)
- Apply for Transportation Rural Improvement Program (TRIP) funding. (May 1st 2026)
- Write a RFP for reconstruction of the road. (March 2026)
- Review bids and interview potential contractor(s). Choose contractor(s) for the work and schedule the projects. (April - May 2026)
- Construction period. (June - November 2026)

QUESTIONS?

Culverts and Bridge Replacements

Last year, two culverts/bridges failed. The Department of Public Works had an engineering inspection and recommendation report completed, by Barton & Loguidice Engineers, on all culverts and bridges under 20 feet throughout Town. Barton & Loguidice is a well respected engineering firm. They are listed on the State of CT website as an accepted vendor. The Town works with Barton & Loguidice frequently and in the past on many different Town projects.

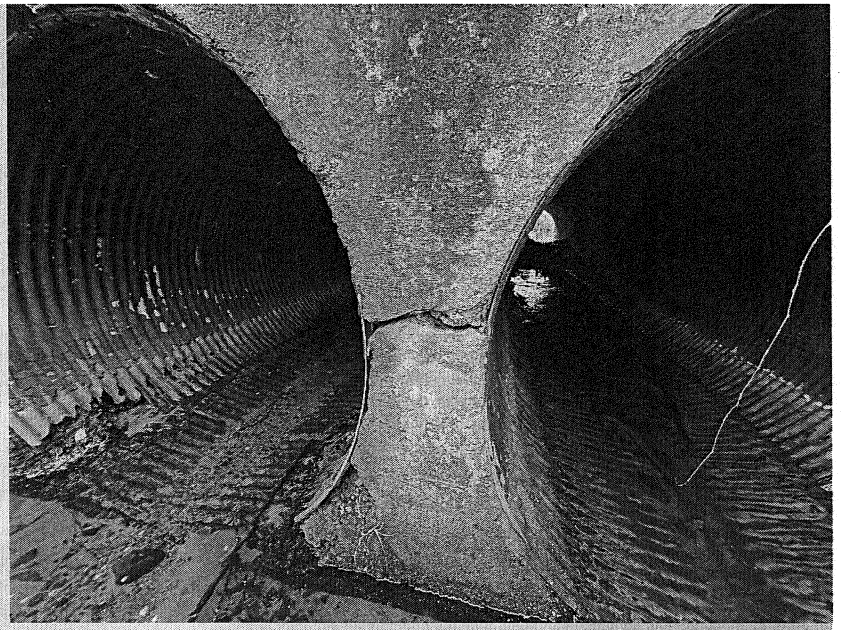
The report identifies six of these structures in need of immediate replacement. These structures have been identified as serious safety issues.

- Copper Hill Road
- Suffield Street
- Hickory Street
- Spruce Street
- River Boulevard
- Boston Neck Road

Copper Hill Road

Over Unnamed Stream

Total Cost - $1,560,000

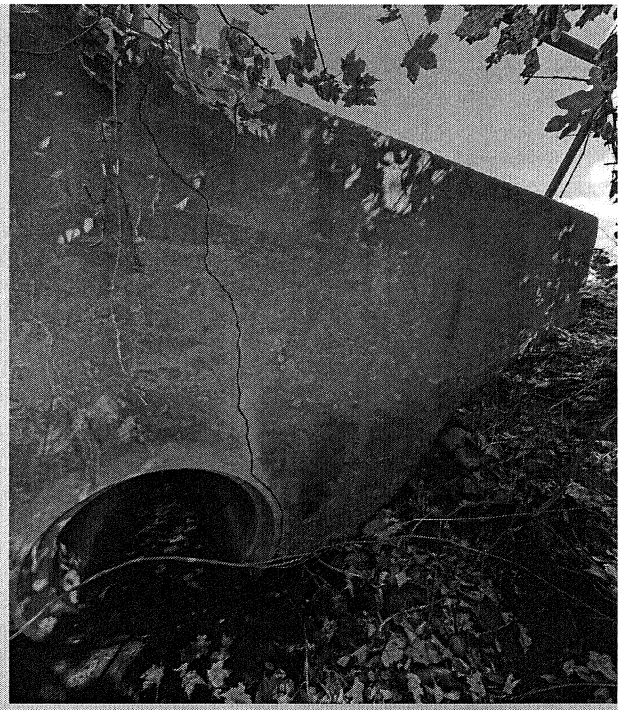


- Copper Hill Culverts have already **failed** and are currently covered with steel plates
- Superstructure Overall Condition: **Poor**
- Substructure Overall Condition: **Serious / Critical**
- Waterways Overall Condition: **Fair**
- Roadway Overall Condition: **Fair**
- The bridge exhibits **critical structural deficiencies**, including advanced deterioration and partial **failure** of one culvert barrel that compromises the structural integrity of the roadway. Based on these conditions, immediate replacement of the structure is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs

Suffield Street

Over Unnamed Stream

Total Cost - $1,080,000



- Suffield Street Culvert has already **failed** and is currently covered with plates.
- Superstructure Overall Condition: **Poor**
- Substructure Overall Condition: **Serious**
- Waterways Overall Condition: **Fair/Poor**
- Roadway Overall Condition: **Serious**

- The pipes have disconnected and soil is running through the joints. The headwalls have structural cracking. Headwalls are shifting and falling away from the roadway. Based on these conditions, immediate replacement of the structure is recommended

- The Town will be applying for Transportation Rural Improvement Program (TRIP) funding which can reimburse up to 100% of construction costs. If the Town receives TRIP funding we would be responsible for all engineering and permitting costs plus any construction costs TRIP funding does not cover

Hickory Street

Over Fourmile Brook

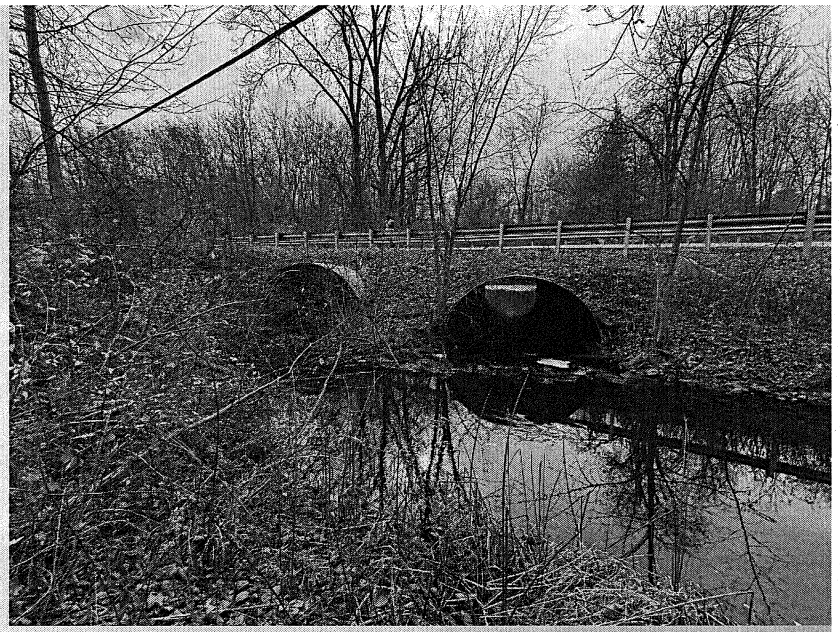
Total Cost - $1,500,000

- Superstructure Overall Condition: **Poor**
- Substructure Overall Condition: **Critical**
- Waterways Overall Condition: **Poor**
- Roadway Overall Condition: **Fair**
- Due to the extensive concrete section loss, severe scour, and advanced deterioration of the wingwalls and abutments caused by prolonged water infiltration from both the deck surface and the surrounding waterway, the structural integrity of the bridge has been significantly compromised. Based on these conditions, immediate replacement of the bridge is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs

Spruce Street

Over Muddy Brook

Total Cost - $2,500,000

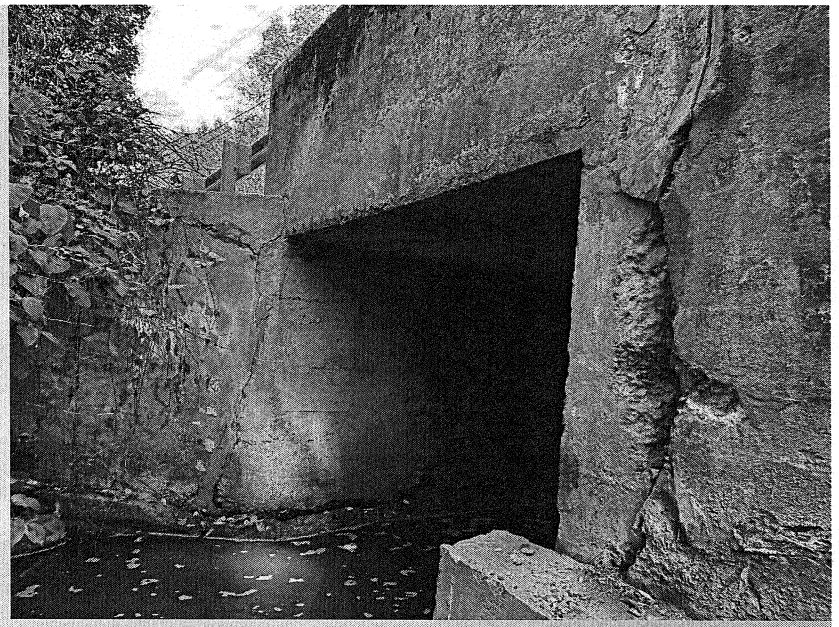


- Overall Condition: **Fair**
- Substructure Overall Condition: **Fair/Poor**
- Waterways Overall Condition: **Fair**
- Roadway Overall Condition: **Fair**
- The culvert barrels for Bridges 139016 and 139017 are in poor condition overall. The culvert barrels are in poor condition due primarily to deterioration and section loss at the pipe inverts
- Based on these conditions, immediate replacement of the structure is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs

River Boulevard

Over Deep Brook

Total Cost - $1,500,000

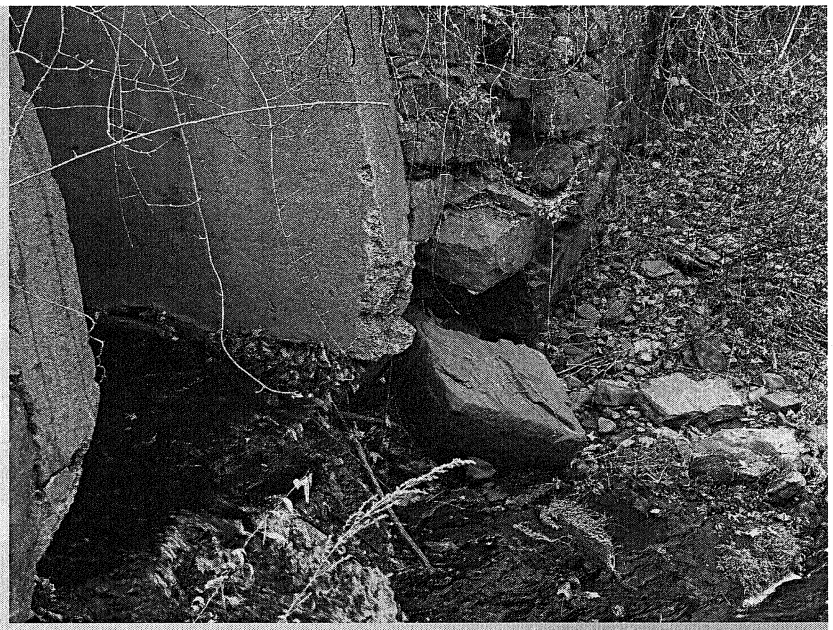


- Superstructure Overall Condition: **Fair**
- Substructure Overall Condition: **Poor/Serious**
- Waterways Overall Condition: **Poor**
- Roadway Overall Condition: **Fair**
- Due to the extent of structural deterioration and ongoing scour concerns, near-term replacement of the bridge is recommended
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs

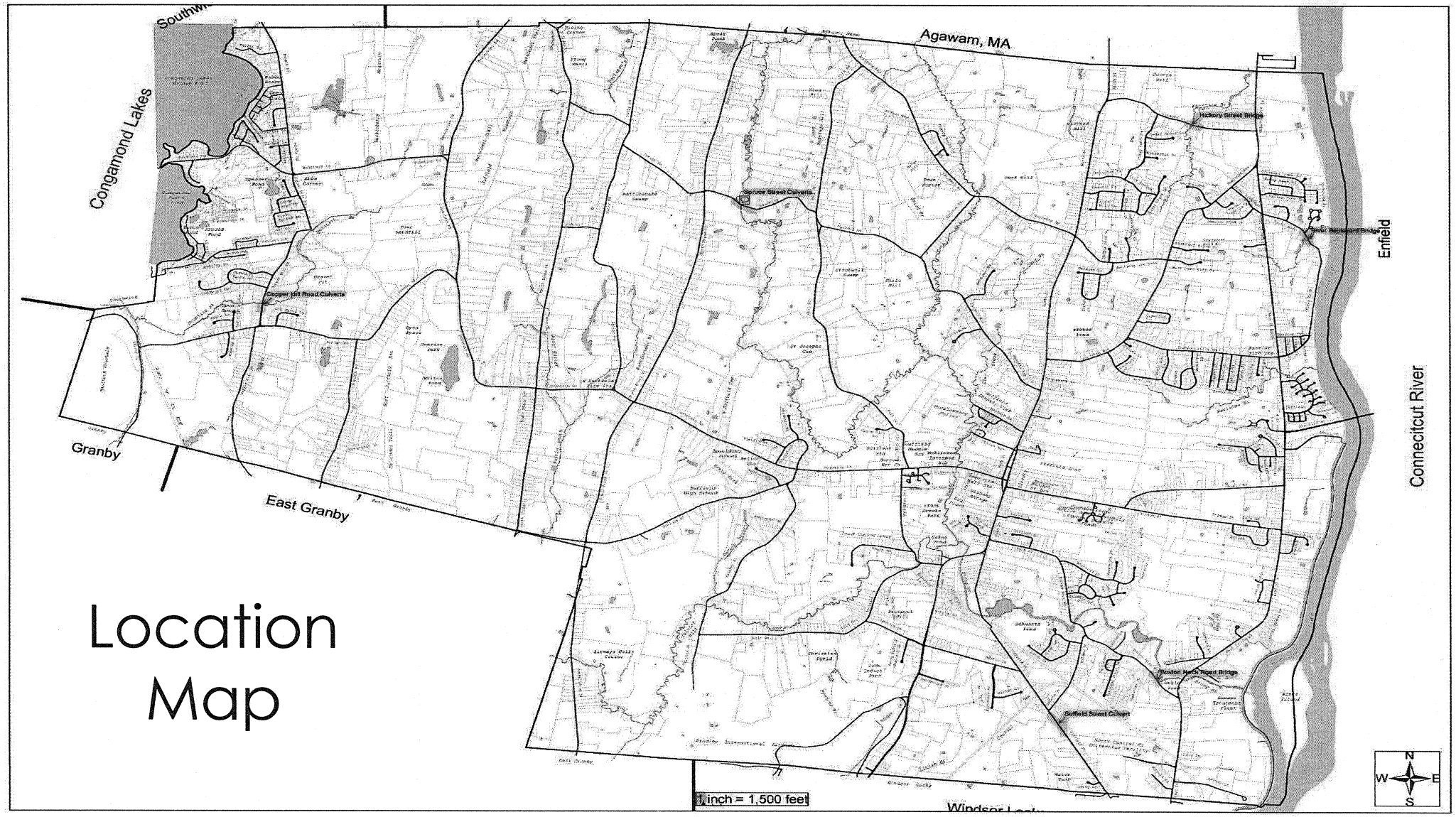
Boston Neck Road

Over Unnamed Stream

Total Cost - $1,500,000



- Superstructure Overall Condition: **Fair/Poor**
- Substructure Overall Condition: **Poor/Serious**
- Waterways Overall Condition: **Fair**
- Roadway Overall Condition: **Fair**
- The bridge is in overall poor condition, with significant structural deterioration, severe scour, and undermining of critical substructure elements. Full replacement of the bridge is recommended in the near-term to address these deficiencies and ensure continued safe operation
- The Town will be applying for State/Local Bridge Program (SLBP) funding which can reimburse up to 50% of engineering, design, and construction costs



Location Map

Steps and Timeline for Repairs
for Copper Hill Road, Hickory Street and Suffield Street

- Step 1 - Write a RFP for Engineering services for the Bridges and Culverts. (Completed January 2026)
- Step 2 - Review bids and interview firms. Choose an Engineering firm to complete designs, technical drawings and specifications, and apply for permits required. (February - March 2026)
- Step 3 - Apply for grants, Round 1, State/Local Bridge Program (SLBP) for Hickory Street, Copper Hill Road (April 26th 2026), Transportation Rural Improvement Program (TRIP) Suffield Street (May 1st 2027)
- Step 4 - Write a RFP for the demolition and construction of the Bridges and Culverts. (November - December 2026 but no later than February 2027)
- Step 5 - Review bids and interview potential contractor(s). Choose contractor(s) for the work and schedule the projects. (November - December 2026 but no later than February 2027)
- Step 6 - Construction period. (April - October 2027)

Steps and Timeline for Repairs

for Boston Neck Road, River Boulevard and Spruce Street

- Step 1 - Write a RFP for Engineering services for the Bridges and Culverts. (Completed January 2026)
- Step 2 - Review bids and interview firms. Choose an Engineering firm to complete designs, technical drawings and specifications, and apply for permits required. (February - March 2026)
- Step 3 - Apply for grants, Round 2, State/Local Bridge Program (SLBP) for Boston Neck Road, River Boulevard, and Spruce Street. (April 26th 2027)
- Step 4 - Write a RFP for the demolition and construction of the Bridges and Culverts. (October-November 2027)
- Step 5 - Review bids and interview potential contractor(s). Choose a contractor(s) for the work, award the project(s) and schedule the projects. (November - December 2027)
- Step 6 - Construction period. (April - October 2028)

Alternatives & Options

- The Town is limited in alternatives for the structures to be replaced. The size and type of each structure must be engineered to handle appropriate traffic flow, vehicle size, and account for waterways

- The structures must be approved by the Army Corp of Engineers as well as CTDOT

- The costs of not replacing the structures are, where allowable, limiting road traffic to one lane until structures are repaired. Closing of those roads where structures become unsafe to allow any traffic flow to cross them. Safety of people crossing the structures as they could completely fail causing death or serious bodily injuries

- The decision was made to move these projects forward for immediate replacement for the safety of people using the roads and keeping the roads fully open for commerce

QUESTIONS?

Why now?

- The High School Roof and VCT flooring have been projects that our Permanent Building Commission and Advisory Commission on Capital Expenditures (ACCE) have been planning and assessing for multiple years. There is a cost savings by paying for the flooring project upfront and currently, State reimbursement for the roof
- Based on the engineering study that was done, completing these projects now will ensure public safety and continued full use of the roads without further delays. Regardless of whether the expense is bonded or not, the Town will have to come up with the funding in the near future
- The Facilities Master Plan addresses issues with all major facilities in regards to repairs and maintenance. The Town acknowledges the need to address these repairs and has planned to pick projects year over year during the budget process. The projects for Spaulding have been chosen as priorities as larger capital projects that were recommended by ACCE to put into this upcoming year's budget

Summary of Projects for Bonding

Prior Authorized Projects	Authorized Amount	Estimated Grants	Estimated Bond Issue
Emergency Services Radio Project 2024	$ 5,230,000	$ -	$ 5,230,000
HVAC High School 2024	3,840,000	1,704,230	2,135,770
HVAC McAlister Intermediate School 2024	210,000	70,497	139,503
		Prior Authorized Project Total	$ 7,505,274

Proposed Road Improvements Project	Estimated Cost	Estimated Grant	Estimated Bond Issue
Bridges and Culverts			
Copper Hill Road	$ 1,560,000	$ 780,000	$ 780,000
Hickory Street	1,500,000	750,000	750,000
Suffield Street	1,080,000	764,000	316,000
Spruce Street	2,500,000	1,250,000	1,250,000
River Boulevard	1,500,000	1,500,000	-
Boston Neck Road	1,500,000	750,000	750,000
Road Full Replacement			
Phelps Road	2,000,000	1,600,000	400,000
Issuance Costs	30,000		30,000
		Proposed Road Improvement Project Total	$ 4,246,000

Proposed School Projects	Estimated Cost	Estimated Grant	Estimated Bond Issue
SHS Shingle Roof Replacement Project	$ 2,350,000	$ 1,289,862	$ 1,060,138
SHS VCT Flooring Project	725,000	-	725,000
AWS Bathroom Renovation Project	1,000,000	-	1,000,000
AWS Exterior Project	1,250,000	-	1,250,000
		Proposed School Projects Total	$ 4,035,138

Authorized and Proposed Estimated Issuance Total	**$ 15,786,412**

Additional bonding of $8,284,726, in addition to previously approved projects of $7,505,274, equates to $15,786,412 total borrowing.

Projected Future Debt Service Structure

FYE	OUTSTANDING BONDS Principal	Interest	Total P+I	Annual Change	PROPOSED BOND March 2026 Principal	Interest	15,790,000 Total	Total Proposed ONLY	Total All	Annual DS Change
06/30/26	1,665,000	405,175	2,070,175				-	-	2,070,175	
06/30/27	1,670,000	353,800	2,023,800	(46,375)	-	528,965	528,965	528,965	2,552,765	482,590
06/30/28	1,670,000	304,800	1,974,800	(49,000)	831,053	528,965	1,360,018	1,360,018	3,334,818	782,053
06/30/29	1,035,000	264,775	1,299,775	(675,025)	831,053	501,125	1,332,177	1,332,177	2,631,952	(702,865)
06/30/30	1,035,000	233,725	1,268,725	(31,050)	831,053	473,284	1,304,337	1,304,337	2,573,062	(58,890)
06/30/31	1,035,000	205,300	1,240,300	(28,425)	831,053	445,444	1,276,497	1,276,497	2,516,797	(56,265)
06/30/32	1,035,000	179,500	1,214,500	(25,800)	831,053	417,604	1,248,657	1,248,657	2,463,157	(53,640)
06/30/33	1,035,000	153,700	1,188,700	(25,800)	831,053	389,764	1,220,816	1,220,816	2,409,516	(53,640)
06/30/34	1,035,000	127,900	1,162,900	(25,800)	831,053	361,923	1,192,976	1,192,976	2,355,876	(53,640)
06/30/35	1,040,000	102,050	1,142,050	(20,850)	831,053	334,083	1,165,136	1,165,136	2,307,186	(48,690)
06/30/36	1,040,000	74,875	1,114,875	(27,175)	831,053	306,243	1,137,296	1,137,296	2,252,171	(55,015)
06/30/37	530,000	47,700	577,700	(537,175)	831,053	278,403	1,109,455	1,109,455	1,687,155	(565,015)
06/30/38	530,000	37,100	567,100	(10,600)	831,053	250,562	1,081,615	1,081,615	1,648,715	(38,440)
06/30/39	530,000	26,500	556,500	(10,600)	831,053	222,722	1,053,775	1,053,775	1,610,275	(38,440)
06/30/40	530,000	15,900	545,900	(10,600)	831,053	194,882	1,025,934	1,025,934	1,571,834	(38,440)
06/30/41	530,000	5,300	535,300	(10,600)	831,053	167,042	998,094	998,094	1,533,394	(38,440)
06/30/42				(535,300)	831,053	139,201	970,254	970,254	970,254	(563,140)
06/30/43					831,053	111,361	942,414	942,414	942,414	(27,840)
06/30/44					831,053	83,521	914,573	914,573	914,573	(27,840)
06/30/45					831,053	55,681	886,733	886,733	886,733	(27,840)
06/30/46					831,053	27,840	858,893	858,893	858,893	(27,840)
06/30/47										(858,893)
06/30/48										
06/30/49										
06/30/50										
Totals.....	15,945,000	2,538,100	18,483,100		15,790,000	5,818,615	21,608,615	21,608,615	40,091,715	

assumes estimated 3.35% net interest rate for proposed issue

What Would Be The Impact on Taxes of These Projects If We Paid Up-Front?

	Previously Approved	Proposed	Total
Estimated Bond Issue	$ 7,505,274	$ 8,284,726	$ 15,790,000
Net Collectible Grand List	$ 2,014,038,090	$ 2,014,038,090	$ 2,014,038,090
Mill Rate	3.73	4.11	7.84
Median Appraised Value	$ 400,000	$ 400,000	$ 400,000
Median Assessed Value	$ 280,000	$ 280,000	$ 280,000
Impact on Taxes if Special Assessment	$ 1,043	$ 1,152	$ 2,195

Paying for these projects up-front, both previously approved and proposed, would require the median homeowner to pay $2,195 in taxes

Why Are We Borrowing to Pay for These Projects?

- Issuing General Obligation Bonds allows the Town to pay for projects we need to complete now over 20 years
- By spreading out the repayment of the borrowed funds over 20 years, it ensures the taxpayers who pay for the projects will be the same taxpayers who benefit from the new or improved assets
- The Town's strong credit rating (AA+) ensures a very low interest rate, currently estimated to be 3.35%
- The asset mix in our Capital Non-Recurring Fund (CNRE) will likely return 5.62% over a 20-year period, so keeping these funds in reserve for future larger projects is beneficial
- Since we already were going to borrow for previously approved projects, there are minimal incremental debt issuance costs (i.e., the costs get spread over a larger number, lowering our effective interest rate)
- By "clearing the decks" of these large projects, there will be less pressure on our upcoming annual capital budgets, which typically approximates 11% of the overall budget

Debt Capacity

The Town uses the following debt ratios when reviewing the Town's capacity to issue debt:

Debt Burden Indicator	Definition	Standard & Poor's
Debt as a percentage of Full Valuation	A ratio of total direct debt to the full valuation of the most recent completed grand list.	• Low - Below 3% • Moderate - 3%-6% • Moderately High - 6%-10% • High - Above 10%
Debt per capita	This ratio measures net debt to population.	• Very Low - Below $1,000 • Low - $1,000-$2,000 • Moderate - $2,000-$5,000 • High – Above $5,000
Debt Service Indicators		
Annual net debt service as a percentage of total General Fund expenditures (including transfers out)	The portion of operating expenditures used for debt service costs	• Low - Below 8% • Moderate - 8%-15% • Elevated - 15%-20% • High - Above 25%
A retirement rate of 50% of the Town's indebtedness within 10 years		Median: Greater than 50%

	CURRENT		PROPOSED	
Debt as a Percentage of Full Valuation				
Debt	$ 15,945,000	$ 15,790,000	$ 31,735,000	
Grand List	$ 2,014,038,090		$ 2,014,038,090	
Percentage	0.79%	LOW	1.58%	LOW
Debt per Capita				
Debt	$ 15,945,000	$ 15,790,000	$ 31,735,000	
Population	15,964		15,964	
Debt per Capita	$ 999	VERY LOW	$ 1,988	LOW
Annual Net Debt Service as a Percentage of Total General Fund Expenditures				
Debt Service	$ 2,070,175	$ 1,360,018	$ 3,430,193	
Budget	$ 69,100,318		$ 69,100,318	
Percentage	3.00%	LOW	4.96%	LOW
A Retirement Rate of 50% of the Town's Indebtedness Within 10 Years				
Debt to be Retired in 10 Years	$ 12,255,000	$ 7,895,000	$ 20,150,000	
Debt	$ 15,945,000	$ 15,790,000	$ 31,735,000	
Percentage	76.86%	OK	63.49%	OK

What Will Be The Impact on Taxes of These Projects If We Borrow?

- By paying for all the projects over 20 years, the median homeowner would pay an additional $189 in the first full year, decreasing to $119 in the 20th and final year
- The $189 consists of $90 for previously approved projects and $99 for the proposed projects
- The Net Present Value (NPV) of the annual payments (which totals $3,004), discounted using a risk-free 20-year Treasury yield of 4.82%, is $1,938 (vs. $2,195 if paid up-front)
- What that means: taxpayers are better off using the money they would be charged upfront to invest in a risk-free Treasury bond
- These amounts include estimated grant offsets. Theoretical worst case scenario – no grants received. Additional bonding of $10,458,689 will be required, median homeowner would pay an additional $125 in the first full year, decreasing to $75 in the 20th and final year

What Will Be The Impact on Taxes of These Projects If We Borrow?

- As part of the Annual Budget process, the Town budgets its annual capital spending
- The capital spending consists of a) Debt Service, b) Advisory Commission on Capital Expenditures (ACCE) requests, and c) transfers to/from the Capital Non-Recurring Fund (CNRE)
- The Board of Finance, Board of Selectmen, and ACCE aim to keep the capital spending at approximately 11% of the total budget
- In any year, the three components of capital spending will fluctuate based on, among other things, the changing debt service amount
- Ultimately, the additional debt service cost is expected to be absorbed into the capital spending by either lower ACCE requests and/or lower amounts contributed to CNRE- reflecting a mitigated impact to individual taxpayers
- If the full amount is not absorbed into the existing ACCE budget, the cost of bonding would result in a increase of less than $200 per year for an average homeowner

Approval Process for Bonding

- Formal BOS and BOF discussions started the beginning of January
- BOS unanimous approval on 2/9 to adopt the resolutions and bond authorizations for these projects
- BOF unanimous approval on 2/9 to approve and recommend the resolutions set forth and to be voted on at a Town Meeting
- BOS unanimous approval 2/9 to accept Board of Finance recommendations and have resolutions voted on at a Town Meeting
- Town Meeting 2/26 for approval to authorize Bond resolutions

QUESTIONS?

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize the expenditure of $95,268 (subject to any adjustment due to final survey acreage) from the Open Space Fund for the purpose of purchasing the Development Rights from the Kaplan Farm consisting of 47.3 +/- acres located off North Street

Further Resolved: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $11,670,000 For The Road Improvements Project 2026 And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $11,670,000

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $2,550,000 For The Suffield High School SHINGLE Roof Replacement Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $2,550,000

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $725,000 For The Suffield High School VCT Flooring Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $725,000

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $1,000,000 For The Spaulding School Bathroom Renovations Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,000,000

Resolutions

Resolved: That the Town Meeting of the Town of Suffield authorize An Appropriation Of $1,250,000 For The Spaulding School Exterior Project And The Financing Of Said Appropriation By The Issuance Of General Obligation Bonds Of The Town And Notes In Anticipation Of Such Bonds In An Amount Not To Exceed $1,250,000