

Town of Berlin  
Joint Town Council/Board of Finance Capital Meeting  
September 25, 2023

# FY25-FY29 Major Capital Initiatives By Category

## PUBLIC SAFETY: \$8,630,273

- Add Police Radio Transmission Locations
- Police Vehicles
- Fire Vehicles
- Fire Training Tower
- Standby Generators

*Excludes Police Station Project – considered an FY24 project.*

## EDUCATION: \$37,218,758

- HVAC (Griswold & Hubbard)
- Window Replacement (all but BHS)
- Boiler Replacement (elementary schools)
- Parking Lots (Willard, Hubbard, McGee)
- Sidewalks (all schools)
- LED conversion (all schools)
- Playgrounds (elementary schools)

## INFRASTRUCTURE: \$39,951,710

- Bridges: Spruce Brook, Kensington, Glen & Edgewood
- Town sidewalks
- Parking Lots: Sage Park, Timberlin, Town Hall, Petit Field, Percival Field
- Local road repaving
- Vehicles: Highway, Facilities, Garage
- SKFD modifications
- Roofs: Town Hall, Library
- Window Replacement: Town Hall, Library, Senior Center
- Town Clerk Vault expansion
- Generator Upgrades

## CULTURE & RECREATION: \$3,078,046

- Sage Park Lights
- Golf Course Equipment
- Playgrounds
- East Berlin Pool (repair or remove?)
- Pickleball Courts
- Vehicles: Grounds, Golf Course

## Funding:

General Fund: \$23,933,077

Surplus (if available): \$6,477,499

LoCIP: \$500,000

TAR: \$1,600,000

Grants: \$18,718,210 (*GRI, HVAC*)

Bond: \$34,600,000

Capital: \$3,050,000 (*Spruce Brook*)

Town of Berlin  
Capital Improvement Plan (CIP) - Bond/BAN Details  
Fiscal Year 2025 - 2030+  
*(Excludes Berlin Water Control - budgeted separately)*

<u>Department</u>	<u>Project</u>		<u>FY24</u> (Jan 2024)	<u>FY25</u> (June 2024)	<u>FY26</u> (June 2025)	<u>FY27</u> (June 2026)	<u>FY28</u> (June 2027)	<u>FY29</u> (June 2028)	<u>FY30+</u> June 20xx
Information Technology	Add Two (2) Police Transmission Locations	Bond		\$1,500,000					\$0
Highway	Roads	Bond							\$0
Public Works	Paper Goods Pond Dam	Bond			\$450,000				\$0
Public Works	Glen Street Bridge	Bond		\$2,000,000					\$0
Public Works	Main Roads Project (Porter's Pass, Deming, Christian Lane) - Engineering	Bond							\$0
Public Buildings	Chiller Replacement (Community Center/Library)	Bond				\$2,100,000			\$0
Public Buildings	Roof Repl-Est (Town Hall)	Bond		\$1,200,000					\$0
Public Buildings	Roof Replacement (Library)	Bond			\$1,200,000				\$0
Public Buildings	Pool Building - Percival	Bond				\$750,000			\$0
Public Buildings	Pool Building - East Berlin	Bond					\$750,000		\$0
Public Buildings	Police Station Renovations	Bond	\$3,700,000						\$0
Public Grounds	Replace artificial turf at Scalise Field	Bond							\$0
Schools	Lighting control upgrades - BHS	Bond							\$0
Schools	Boiler Replacement - Hubbard (2)	Bond			\$500,000	\$500,000			\$0
Schools	Boiler Replacement - Willard (2)	Bond			\$500,000	\$500,000			\$0
Schools	Boiler Replacement - Griswold	Bond			\$500,000	\$500,000			\$0
Schools	HVAC - Griswold	Bond		\$2,750,000	\$2,750,000				\$0
Schools	HVAC - Hubbard	Bond			\$2,750,000	\$2,750,000			\$0
Public Grounds	Field Improvements - Percival Field	Bond							\$0
Fire Department	Pumpers	Bond			\$450,000		\$1,600,000	\$800,000	\$0
Fire Department	Rescue Trucks	Bond					\$1,000,000		\$0
Schools	Window Replacement - McGee	Bond				\$3,000,000			\$0
Schools	Window Replacement - Willard	Bond					\$2,000,000		\$0
Schools	Window Replacement - Griswold	Bond					\$1,800,000		\$0
	TOTAL		\$3,700,000	\$7,450,000	\$9,100,000	\$10,100,000	\$7,150,000	\$800,000	\$0
			-	-	-	-	-	-	-
	General Government		\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$0
	Community Development		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Public Safety		\$0	\$0	\$450,000	\$0	\$2,600,000	\$800,000	\$0
	Physical Services		\$3,700,000	\$3,200,000	\$1,650,000	\$2,850,000	\$750,000	\$0	\$0
	Parks, Recreation & Libraries		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Health & Human Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Schools		\$0	\$2,750,000	\$7,000,000	\$7,250,000	\$3,800,000	\$0	\$0
			\$3,700,000	\$7,450,000	\$9,100,000	\$10,100,000	\$7,150,000	\$800,000	\$0

Town of Berlin

Total Debt Schedule - Existing Debt ONLY  
FY2025 Budget

Targeted total debt ceiling of \$40,000,000 is projected to be attained by June 30, 2026 with no new borrowing in FY22-26

June 30,	Outstanding GO Bonds			Outstanding BANs	CDA Loan <sup>1</sup>	Capital Leases <sup>2,3</sup>			Total Debt & Debt-Like Balance	GO (P&I)	BAN	CDA Loan	Capital Leases	Total Debt
	Principal	Interest	Total			Principal	Interest	Total		Change	Change	Change	Change	Change
2010	\$13,260,000	\$2,122,379	\$15,382,379	\$9,970,000	\$532,477	\$0		\$0	\$25,884,856					
2011	\$28,835,000	\$7,776,263	\$36,611,263	\$6,317,000	\$492,423	\$388,800	\$7,413	\$396,213	\$43,816,899	\$21,228,884	(\$3,653,000)	(\$40,054)	\$396,213	\$17,932,043
2012	\$27,215,000	\$6,764,163	\$33,979,163	\$9,426,000	\$450,166	\$368,238	\$14,663	\$382,901	\$44,238,230	(\$2,632,100)	\$3,109,000	(\$42,257)	(\$13,312)	\$421,331
2013	\$34,020,000	\$8,311,185	\$42,331,185	\$1,325,000	\$405,584	\$457,141	\$14,538	\$471,679	\$44,533,448	\$8,352,022	(\$8,101,000)	(\$44,582)	\$88,778	\$295,218
2014	\$49,450,000	\$12,910,677	\$62,360,677	\$1,259,000	\$358,550	\$468,168	\$18,179	\$486,347	\$64,464,574	\$20,029,492	(\$66,000)	(\$47,034)	\$14,668	\$19,931,126
2015	\$60,905,000	\$17,468,530	\$78,373,530	\$1,180,000	\$308,930	\$447,429	\$17,442	\$464,871	\$80,327,331	\$16,012,853	(\$79,000)	(\$49,620)	(\$21,476)	\$15,862,757
2016	\$73,340,000	\$18,937,747	\$92,277,747	\$900,000	\$256,580	\$10,584,544	\$3,710,865	\$14,295,409	\$107,729,736	\$13,904,217	(\$280,000)	(\$52,350)	\$13,830,538	\$27,402,405
2017	\$73,645,000	\$17,266,598	\$90,911,598	\$1,455,000	\$201,352	\$10,234,306	\$3,305,637	\$13,539,943	\$106,107,893	(\$1,366,149)	\$555,000	(\$55,228)	(\$755,466)	(\$1,621,843)
2018	\$68,300,000	\$14,799,258	\$83,099,258	\$2,028,000	\$143,086	\$9,754,432	\$3,012,095	\$12,766,527	\$98,036,871	(\$7,812,340)	\$573,000	(\$58,266)	(\$773,416)	(\$8,071,022)
2019	\$68,935,000	\$13,495,943	\$82,430,943	\$931,000	\$81,615	\$9,451,657	\$2,728,560	\$12,180,217	\$95,623,775	(\$668,315)	(\$1,097,000)	(\$61,471)	(\$586,310)	(\$2,413,096)
2020	\$66,535,000	\$12,320,382	\$78,855,382	\$0	\$16,763	\$9,123,589	\$2,453,921	\$11,577,510	\$90,449,655	(\$3,575,561)	(\$931,000)	(\$64,852)	(\$602,707)	(\$5,174,120)
2021	\$60,425,000	\$10,201,207	\$70,626,207	\$0	\$0	\$8,774,978	\$2,188,934	\$10,963,912	\$81,590,119	(\$8,229,175)	\$0	(\$16,763)	(\$613,597)	(\$8,859,535)
2022	\$54,145,000	\$8,356,819	\$62,501,819	\$0	\$0	\$8,398,463	\$1,934,371	\$10,332,834	\$72,834,653	(\$8,124,388)	\$0	\$0	(\$631,078)	(\$8,755,466)
2023	\$47,825,000	\$6,774,869	\$54,599,869	\$0	\$0	\$7,992,653	\$1,691,053	\$9,683,707	\$64,283,576	(\$7,901,950)	\$0	\$0	(\$649,128)	(\$8,551,078)
Projected (assuming no additional bonding)...														
2024	\$41,465,000	\$5,434,944	\$46,899,944	\$0	\$0	\$7,555,701	\$1,459,856	\$9,015,558	\$55,915,502	(\$7,699,925)	\$0	\$0	(\$668,149)	(\$8,368,074)
2025	\$35,080,000	\$4,297,082	\$39,377,082	\$0	\$0	\$7,086,452	\$1,241,704	\$8,328,157	\$47,705,239	(\$7,522,862)	\$0	\$0	(\$687,401)	(\$8,210,263)
2026	\$28,970,000	\$3,357,016	\$32,327,016	\$0	\$0	\$6,586,138	\$1,037,550	\$7,623,688	\$39,950,704	(\$7,050,066)	\$0	\$0	(\$704,469)	(\$7,754,535)
2027	\$24,525,000	\$2,579,413	\$27,104,413	\$0	\$0	\$6,052,948	\$848,279	\$6,901,227	\$34,005,640	(\$5,222,603)	\$0	\$0	(\$722,461)	(\$5,945,064)
2028	\$20,090,000	\$1,924,944	\$22,014,944	\$0	\$0	\$5,482,870	\$674,908	\$6,157,777	\$28,172,721	(\$5,089,469)	\$0	\$0	(\$743,450)	(\$5,832,919)
2029	\$16,135,000	\$1,385,081	\$17,520,081	\$0	\$0	\$4,874,121	\$518,524	\$5,392,645	\$22,912,726	(\$4,494,863)	\$0	\$0	(\$765,132)	(\$5,259,995)
2030	\$12,860,000	\$943,575	\$13,803,575	\$0	\$0	\$4,224,450	\$380,281	\$4,604,731	\$18,408,306	(\$3,716,506)	\$0	\$0	(\$787,914)	(\$4,504,420)
2031	\$9,665,000	\$594,475	\$10,259,475	\$0	\$0	\$3,532,279	\$261,392	\$3,793,671	\$14,053,146	(\$3,544,100)	\$0	\$0	(\$811,059)	(\$4,355,159)
2032	\$7,005,000	\$332,666	\$7,337,666	\$0	\$0	\$2,795,583	\$163,113	\$2,958,696	\$10,296,362	(\$2,921,809)	\$0	\$0	(\$834,975)	(\$3,756,784)
2033	\$4,350,000	\$153,547	\$4,503,547	\$0	\$0	\$2,011,856	\$86,770	\$2,098,626	\$6,602,173	(\$2,834,119)	\$0	\$0	(\$860,070)	(\$3,694,189)
2034	\$2,085,000	\$52,719	\$2,137,719	\$0	\$0	\$1,179,259	\$33,756	\$1,213,015	\$3,350,734	(\$2,365,828)	\$0	\$0	(\$885,610)	(\$3,251,438)
2035	\$685,000	\$10,275	\$695,275	\$0	\$0	\$376,390	\$5,517	\$381,907	\$1,077,182	(\$1,442,444)	\$0	\$0	(\$831,108)	(\$2,273,552)
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$695,275)	\$0	\$0	(\$381,907)	(\$1,077,182)

<sup>1</sup> Pricipal payments only displayed. Proceeds from CDA loan were used to remediate Legions Square property. Final debt payment is due in Fiscal Year 2021.

<sup>2</sup> Balance represents the net present value of future minimum lease payments.

<sup>3</sup> In February 2016, the Town entered into a 20-year energy lease program. The savings from the program is intended to repay the capital lease obligations. Final payment is due in December 2035.

**Town of Berlin**  
**General Fund Unassigned Fund Balance**  
**September 2023 Town Council/Board of Finance Meeting**

6/30/2022 Actual Balance (Audited)	\$13,029,120	
Use of fund balance - Pension (FY23 adopted budget)	(\$185,000)	\$350,559
Use of fund balance - Fire Vehicle (50% deposit) (Non-Budgeted Appropriation)	(\$550,000)	
Use of fund balance - Percival Field (Non-Budgeted Appropriation)	(\$250,000)	
Use of fund balance - Police Station (Non-Budgeted Appropriation)	(\$300,000)	
Use of fund balance - Atkins Street purchase (Non-Budgeted Appropriation)	(\$1,000,000)	
Operating surplus/(deficit) - receipts (unaudited)	\$2,635,559	
Operating surplus/(deficit) - expenditures (unaudited)	\$3,304,766	
FY24 Budget - Closed DB Pension funding	(\$742,609)	
FY24 Budget - Lower Mill Rate	(\$300,000)	
<b>6/30/2023 Projected Balance (unaudited)</b>	<b>\$15,641,836</b>	
FY2024 Adopted General Fund Budget	\$99,612,696	
<b>6/30/2023 Projected Balance (unaudited) as a % of FY24 Proposed GF Budget</b>	<b>15.7%</b>	

<u>Proposed Uses of FY23 Projected General Fund Surplus</u>		
Large dump truck body replacement (in lieu of vehicle replacements)	\$275,000	✓
Vans (3 school vans)	\$125,000	✓
Camera Upgrades (districtwide)	\$195,000	✓
Timberlin on-course bridges	\$10,000	✓
Pickup Truck (Highway)	\$65,000	✓
Police Modems (and related hardware) (IT/Police)	\$50,000	✓
Police Vehicles	\$200,000	✓
Replace equipment at Little People's Playground	\$200,000	✓
Track Snow Machine (Grounds)	\$80,000	✓
<u>Proposed Uses - Pending Approval:</u>		
BHS-2100 Block-Slab on Grade Ground Water, Moisture, Flooring (BHS courtyard)	\$200,000	
Resurface Basketball/Tennis Courts (assume yr 7) (BHS)	\$75,000	
Willard Ballast Block Replacement	\$50,000	
Town Clerk/Assessor Vault/Office Renovations	\$200,000	
Police Station	\$1,000,000	
<b>6/30/2023 Projected Balance (unaudited) after uses</b>	<b>\$12,916,836</b>	
<b>6/30/2023 Projected Balance (unaudited) as a % of FY24 GF Budget (after uses)</b>	<b>13.0%</b>	

Town of Berlin

Capital Improvement Plan (CIP) - BY FUNDING SOURCE

Fiscal Year 2025

As of September 25, 2023

PRELIMINARY - BEFORE CAPITAL COMMITTEE MEETING

Category	Department	Purchase/Project	Funding Source	Amount
Culture & Recreation	Public Grounds	Pickleball Courts (East Berlin tennis courts replacement)	GF	\$300,000
	Public Grounds	Dump Truck (with plow & sander)	GF	\$110,000
	Public Grounds	Pick Ups (with utility body & plow)	GF	\$80,000
	Public Grounds	Service Truck (with utility body & plow)	GF	\$80,000
	Senior Center	12 Passenger Van	GF	\$65,000
	Library	Glass Enclosure for digital media lab/makerspace	GF	\$50,000
	Public Grounds	Sage 1 Field Improvements	GF	\$45,000
	Public Grounds	Utility Vehicle	GF	\$35,000
	Golf Course	Large Utility Vehicle	GF	\$32,000
	Schools	Reconstruct McGee Basketball/Tennis Courts	GF	\$600,000
	Schools	Friendship Place Playground	GF	\$500,000
	Schools	Parking Lot - McGee	GF	\$400,000
	Schools	BHS Track - Resurfacing (Incl resurfacing, engineering (\$6k) and sun	GF	\$300,000
	Schools	BHS-2100 Block-Slab on Grade Ground Water, Moisture, Flooring	GF	\$200,000
	Schools	Replace Equipment at Willard School Playgrounds	GF	\$175,000
	Schools	Vans - capital	GF	\$174,300
	Schools	Camera Upgrades (District)	GF	\$150,000
	Schools	Elevator Modifications - McGee	GF	\$150,000
	Schools	Resurface Basketball/Tennis Courts (assume yr 7)	GF	\$75,000
	Schools	Energy & Infrastructure - Consulting, A&E, Grant Match	GF	\$75,000
Education	Schools	Willard Ballast Block Replacement	GF	\$50,000
	Schools	Doors & Hardware - BHS	GF	\$36,000
	Highway	Large dump truck	GF	\$220,000
	Public Buildings	Town Clerk/Assessor Vault/Office Renovations	GF	\$200,000
	Information Technology	Server/SAN/Switch Replacements	GF	\$150,000
	Municipal Garage	Gantry Crane	GF	\$100,000
	Public Buildings	Fire & Security Upgrades (various buildings)	GF	\$100,000
	Public Buildings	Art League Building Renovations	GF	\$100,000
	Municipal Garage	Service Truck	GF	\$80,000
	Public Buildings	Town Hall Bathroom Renovations	GF	\$80,000
Infrastructure	Public Buildings	Sage Park Concession Renovation	GF	\$75,000
	Public Buildings	Energy & Infrastructure - Consulting, A&E, Grant Match	GF	\$75,000
	Municipal Garage	Flatbed	GF	\$60,000
	Public Buildings	IAQ (Community Center)	GF	\$50,000
	Public Buildings	Renovate all Little League concessions	GF	\$50,000
	Public Buildings	Facilities - Van	GF	\$50,000
	Police Department	Vehicle - Marked/Unmarked - (5% incr. in out yrs)	GF	\$210,000
	Animal Control	Animal Control Van	GF	\$65,000
				\$5,347,300
Culture & Recreation	Public Grounds	Demore, Dinda, Bittner Jr. Memorial Pool Repairs/Demolition	Surplus	\$300,000
	Public Grounds	Mini excavator (used)	Surplus	\$60,000
Culture & Recreation	Golf Course	Toro Tri-Plex Greensmower	Surplus	\$35,359
	Schools	McGee Generator	Surplus	\$500,000
Education	Schools	Lavatory Upgrades (Griswold, Hubbard, Willard)	Surplus	\$350,000
	Schools	1969 Science Classroom Renovations (4) (McGee)	Surplus	\$250,000
Education	Schools	Hubbard Library Media Center and Courtyard	Surplus	\$105,000
	Schools	Auditorium & Stage Renovation (McGee)	Surplus	\$80,000
Education	Schools	Floor Tiles (Griswold, Hubbard, Willard)	Surplus	\$75,000
	Schools	Basement Storage (Griswold)	Surplus	\$40,000
Education	Schools	Convert one science room to regular classroom (McGee)	Surplus	\$25,000
	Public Buildings	South Kensington Fire House - building modifications	Surplus	\$750,000
Infrastructure	Public Works	Sage Park Parking Lot	Surplus	\$400,000
	Highway	Guardrail Mower Attachments	Surplus	\$120,000
Infrastructure	Highway	Small dump truck	Surplus	\$110,000
	Public Buildings	Electrical panel upgrade (Town Hall)	Surplus	\$100,000
Infrastructure	Public Buildings	Timberlin Clubhouse Bathroom Renovations	Surplus	\$80,000
	Highway	Flatbed Truck with power lift tailgate	Surplus	\$75,000
Infrastructure	Public Buildings	Old Peck/Historical Society Renovations	Surplus	\$75,000
	Public Works	Paper Goods Pond Dam (consulting)	Surplus	\$65,000
Infrastructure	Public Buildings	Exterior repairs to Art League Building	Surplus	\$50,000
	Public Buildings	Deming Road House (Mobile Home caretakers house)	Surplus	\$50,000
Infrastructure	Public Buildings	Timberlin Clubhouse Floor	Surplus	\$50,000
	Public Buildings	Facilities - Truck	Surplus	\$50,000
Infrastructure	Public Buildings	ADA upgrades (townwide)	Surplus	\$25,000
	Public Buildings	Boiler replacement (Timberlin)	Surplus	\$25,000
				\$3,845,359

**Town of Berlin****PRELIMINARY - BEFORE CAPITAL COMMITTEE MEETING****Capital Improvement Plan (CIP) - BY FUNDING SOURCE****Fiscal Year 2025*****As of September 25, 2023***

<u>Category</u>	<u>Department</u>	<u>Purchase/Project</u>	<u>Funding Source</u>	<u>Amount</u>
Education	Schools	HVAC - Griswold	Grants	\$2,500,000
Infrastructure	Public Works	Kensington Road Bridge - final grant amount TBD	Grants	\$2,100,000
Infrastructure	Highway	Roads	Grants	\$1,593,642
Infrastructure	Public Works	Edgewood Road Bridge	Grants	\$450,000
				<u>\$6,643,642</u>
Education	Schools	Parking Lot - Willard	LoCIP	\$225,000
Education	Schools	Sidewalks - McGee	LoCIP	\$150,000
				<u>\$375,000</u>
Infrastructure	Public Works	Annual Bridge Maintenance	TAR	\$160,000
Infrastructure	Public Works	Townwide Sidewalks - TAR	TAR	\$160,000
				<u>\$320,000</u>
Education	Schools	HVAC - Griswold	Bond	\$2,750,000
Infrastructure	Public Works	Glen Street Bridge	Bond	\$2,000,000
Infrastructure	Public Buildings	Roof Repl-Est (Town Hall)	Bond	\$1,200,000
Public Safety	Information Technology	Add Two (2) Police Transmission Locations	Bond	\$1,500,000
				<u>\$7,450,000</u>
Infrastructure	Public Works	Spruce Brook Bridge	Capital	\$2,500,000
Infrastructure	Public Works	Edgewood Road Bridge	Capital	\$300,000
Infrastructure	Public Buildings	Highway/Grounds Building Modifications (floods)	Capital	\$250,000
				<u>\$3,050,000</u>