



CITY OF TORRINGTON

November 3, 2020 -- Referendum Question

EXPLANATORY TEXT

The Torrington City Council, at their regular meeting on June 15, 2020, pursuant to Section C-13-9 of the City Charter, adopted appropriation and borrowing resolutions and further voted to submit certain resolutions in accordance with The Charter of the City of Torrington to the voters of Torrington for approval or disapproval at a referendum to be held in conjunction with the November 3, 2020 election between the hours of 6:00 a.m. and 8:00 p.m. at the polling places listed below.

Pursuant to Sec. 9-369b of the Connecticut General Statutes, as amended, the City Council authorized the City Clerk to prepare, with the approval of the City Attorney, an explanatory text with respect to the question on the ballot. The applicable text is set forth under the question below.

The explanatory text will be furnished to each applicant for an absentee ballot and will be made available for public distribution and at the polling places. The full text of the resolution, as approved by the City Council, is available on the City website at www.torringtonct.org and on file and available for public inspection at the Office of the City Clerk, City Hall, 140 Main Street, Torrington, CT 06790, during the City's regular business hours, Monday through Wednesday, 8:30 a.m. – 4:00 p.m., Thursday, 8:30 a.m. – 6:30 p.m. and Friday, 8:30 a.m. – 12:30 p.m.

The appropriation and bond authorizations to be voted on shall be placed on the ballots under the following ballot heading (the bold text):

- 1. “Shall the City of Torrington appropriate \$159,575,000 for the construction of a new high school, a new middle school, a new central administrative office, and for the demolition of the existing Torrington High School, and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation? Yes ___ No ___”**

This appropriation will be used for the new construction and consolidation of the Torrington High School, Torrington Middle School and central administrative offices, and the demolition of the existing Torrington High School located at 50 Major Besse Drive in Torrington, Connecticut. The appropriation may be spent for planning, design, acquisition, demolition and construction costs, equipment, materials, site improvements, surveys, architects' fees, engineering fees, remediation, project management and other costs related to the Project, interest on borrowings and other financing costs, and for administrative, printing and financing, legal and other costs of issuance related thereto.

The existing Torrington High School building is fifty-eight years old and much of its infrastructure may need repair or replacement over the next five years, including, but not limited to, roofs, windows, doors, flooring, suspended ceilings; mechanical, electrical, fire protection and plumbing systems; and security systems, building code and accessibility upgrades.

The proposed Torrington Middle/High School would be a new school located on the same site as the current high school building. It will serve students in grades 7-12. The new construction plan features separate academic wings and separate entrances for high school and middle school students. The plan also features a shared auditorium and performance stage and includes the construction of a new Central Office which will be located on campus.

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The Torrington Board of Education estimates the cost of the new school to be as follows (*as presented to the Board of Councilmen on May 21, 2020*).

New Construction

Project Estimate	\$159,575,000
Anticipated State Reimbursement	\$ 84,949,820
City Net Share (before financing costs)	\$ 74,625,180

The following Mill Rate and Tax Impact estimates have been provided by William N. Lindsay of Hilltop Securities, Inc. (*as presented to the Board of Councilmen on May 21, 2020*).

Estimated Mill Rate Impact

Fiscal Year		Fiscal Year	
2020-22		2033-34	2.62
2022-23	0.31	2034-35	2.54
2023-24	0.64	2035-36	2.46
2024-25	1.50	2036-37	2.38
2025-26	2.36	2037-38	2.30
2026-27	2.80	2038-39	2.22
2027-28	3.23	2039-40	2.15
2028-29	3.11	2040-41	2.07
2029-30	3.00	2041-42	1.99
2030-31	2.89	2042-43	1.48
2031-32	2.79	2043-44	0.98
2032-33	2.70	2044-45	<u>0.49</u>
		Average	2.04

Estimated Tax Impact per \$100,000 of Assessed Value

Fiscal Year		Fiscal Year	
2020-22	\$ -	2033-34	\$ 262.00
2022-23	\$ 31.00	2034-35	\$ 254.00
2023-24	\$ 64.00	2035-36	\$ 246.00
2024-25	\$ 150.00	2036-37	\$ 238.00
2025-26	\$ 236.00	2037-38	\$ 230.00
2026-27	\$ 280.00	2038-39	\$ 222.00
2027-28	\$ 323.00	2039-40	\$ 215.00
2028-29	\$ 311.00	2040-41	\$ 207.00
2029-30	\$ 300.00	2041-42	\$ 199.00
2030-31	\$ 289.00	2042-43	\$ 148.00
2031-32	\$ 279.00	2043-44	\$ 98.00
2032-33	\$ 270.00	2044-45	<u>\$ 49.00</u>
		Average	\$ 204.00

In-person voting will be held at the following polling places between the hours of 6:00 a.m. and 8:00 p.m. on Tuesday, November 3, 2020. Voters may also request an absentee ballot from the City Clerk's office by calling (860) 489-2236. Absentee Ballots will be issued starting October 2, 2020.

POLLING PLACES	District 1	Middle School	200 Middle School Dr.
	District 2	Coe Park 1	101 Litchfield St.
	District 3	Coe Park 2	101 Litchfield St.
	District 4	Torrington School 1	631 Torrington West St.
	District 5	Torrington School 2	631 Torrington West St.
	District 6	City Hall 1	140 Main St.
	District 7	City Hall 2	140 Main St.
	District 8	Armory	153 South Main St.

The location of polling place for all non-resident property owners who are eligible to vote will be:
Room 133 City Hall, 140 Main Street, Torrington, Connecticut.