



THE TOWN OF
WILTON
CONNECTICUT

Board of Selectmen FY 2026 Bonded Capital

Presentation to the Annual Town Meeting

May 6, 2025

Toni Boucher, First Selectman

Josh Cole, Second Selectman

Kim Healy, Selectwoman

Bas Nabulsi, Selectman

Ross Tartell, Selectman



FY 2026 Bonded Capital Requests

FY' 26 Board of Selectmen's Approved Capital Bond Project List

TOWN OF WILTON FY-26 Capital Bonded Projects - Revised 4/4/25		
	Project	FY'26
1	Road Restoration (7 miles)	\$ 700,000
2	DPW Large Truck/Plows/Sanders (For snow removal)	\$ 330,000
3	District Roof Replacements - High School Library	\$ 2,000,000
4	Cider Mill Chilled Water Replacement, Equipment and Piping	\$ 1,547,678
5	<i>Middlebrook School - Floor & Ceiling Tiles, Lighting (* see note below)</i>	\$ 1,646,314
6	Schools Drainage, Sidewalks and Paving	\$ 725,000
7	Historic Raymond Ambler House at Ambler Farm	\$ 1,286,618
8	Middlebrook Exhaust Fan Replacement	\$ 373,000
9	Middlebrook Gymnasium HVAC	\$ 250,000
10	Artificial Turf Field	\$ 700,000
	Total:	\$ 9,558,610

* Work done in FY'26 = \$667,236

Work done in FY'27 = \$979,078



#1 Road Restoration

- Wilton has 127 miles of town-maintained roads.
- DPW repaves 7 miles of roads per year to keep all Wilton roadways in good shape and not fall into disrepair.
- Department uses sophisticated software to evaluate road surface conditions and “score” to achieve the efficient allocation of resources.
- **Cost: \$700,000**





#2 DPW – Large Dump Truck, Snowplow, Sander

- Wilton's roads are divided into 13 snowplow routes.
- DPW/Highways owns 15 large dump/plow/sander trucks (maintaining two backup vehicles to ensure adequate coverage during snow emergencies).
- Long-term capital plan calls for replacing one truck per year to ensure the fleet remains reliable and to spread replacement costs evenly.
- **Cost: \$330,000**





3# WHS Library Roof Replacement

- Roof warranty has expired.
- Skylights are leaking into the library.
- Roof top HVAC unit is beyond useful life.
- ***Estimated cost - \$ 2 million***





#4 Replace Cider Mill Chilled Water Unit

- Current chiller installed in 1998.
- Warranty expired.
- Failing, frequent service calls.
- Repair parts increasingly scarce.
- ***Estimated Cost: \$1,547,678***





#5 Middlebrook School – Replace Floor & Ceiling Tiles, Lighting

- Address long-standing moisture damage problem.
- Carpets have delaminated, increasing threat of mold growth.
- Ceiling tiles are curling due to moisture problem.
- Replace lighting with energy efficient LED units.
- **Total Est. Cost: \$1,6469,314 (over 2 years)**
 - *FY'26 - \$667,236*
 - *FY'27 - 979,078*





#6 WPS – Drainage, Sidewalk Repairs, Paving

- Area between Comstock & Cider Mill slopes down to Cider Mill.
- Drainage system cannot absorb heavy rainfalls.
- Sidewalk, stairs and paving have been damaged by water.
- Water ponding causes icing hazard in colder weather.
- ***Estimated Cost: \$725,000***





THE TOWN OF
WILTON
CONNECTICUT

FY 2026 Bonded Capital Requests

Raymond Ambler House





#7 Renovate Historic Raymond Ambler House

Ambler Farm is a Wilton town asset and favorite destination which has grown in value and popularity for residents, businesses and the region.

Wilton must meet its obligation to renovate and maintain its buildings.

Ambler Trust-“The town is the sole party responsible for the property. For Parcel A (RAH), the language of the deed, in substance, requires the Town to preserve and maintain the buildings and conform the buildings to safety and code requirements.”

Town Attorney-“ The 1999 Deed requires that those buildings be **“preserved [by the Town] in their current condition and brought up to satisfactory code for the uses as aforesaid”**. The phrase “uses as aforesaid” refers specifically to “garden plots, pastures, husbanded rural landscaping, rural arts, crafts, environmental education, historic education, or museum or quasi museum purposes and administrative offices.” Accordingly, the Town does have an affirmative obligation under the 1999 Deed to maintain, repair and renovate the Raymond Ambler House, white barn and red barn.

Wilton ATM May 4, 1999 resolution to purchase several properties (\$7.9 million) including Ambler Farm (\$2.4 million) passes 2278 -YES, 260-NO. First Selectman Bob Russell spoke in favor “of protecting the environment by setting aside Wilton land for open space, conservation and recreation, that so called rural character of the town was disappearing. “

- RAH is a necessary component of Ambler Farm programming goals.
- RAH will provide much needed office/administration space for FOAF staff.
- RAH will provide 24 hour presence and supervision of the facility.



#7 Renovate Historic Raymond Ambler House

Ambler Farm is operated by Friends of Ambler Farm, a 501(c)3 **nonprofit**, and owned by the Town of Wilton and is free and **open to the public** 365 days a year, from dawn to dusk

- **350+** volunteers- educational **programs for all ages** , **25,000+ visitors** annually -**Visitation has increased over 60%** in the past five years
- Over 1,100 summer campers- **94% are from CT**
- Since its inception in 2005 FOAF spent \$10 Million in operating costs to deliver a valuable community resource.
- In 2024 they covered \$115k in exterior painting and roofing for both the red barn and carriage barn, as well as gutters for the carriage barn although the town deed.
- Votes for Ambler Farm bonding have passed by nearly 60% at past Annual Town Meetings in 2012 and 2014.



#7 Renovate Historic Raymond Ambler House

Urgent Need for Additional Indoor Space:

- Friends of Ambler Farm has reached its capacity due to a lack of indoor, temperature-controlled space.
- Currently, only one indoor space (White Barn) exists, serving both programming and administrative functions, with a max capacity of 115.
- Inclement weather significantly impacts revenue generation, particularly for summer camp, which comprises 75% of program revenue.
- Year-round educational programming, including winter programs, is limited due to insufficient space since RAH is unusable. Administrative office is in a small utility closet
- The restoration of the Raymond-Ambler House will allow for expanded programming, increased revenue stability, and enhanced community offerings.



#7 Renovate Historic Raymond Ambler House

Ambler Farm Is a favorite Wilton destination and amenity

It is supported by Wilton's largest taxpayer and employer (over 3000 employees) Ambler Farm is a key community partner of ASML under their 'Attractive Communities – Green Communities' focus area mentioned in their international communications.

ASML – headquartered in the Netherlands is a world leader in the semiconductor industry. Wilton is home to their largest manufacturing and R & D site in the US. Why Wilton? Because Wilton had its roots in the beginning of the micro chip industry. The great innovators Perkin and Elmer developed projection lithography which revolutionized semiconductor manufacturing. ASML then took over Perkin Elmer- Silicon Valley Group and the world lithography market which they continue to dominate.

- In 2024, Ambler Farm was awarded a \$324,000 USD three-year grant from ASML to rebuild the educational gardens, animal habitats, and outdoor classroom space. Funding from ASML is also used to help underwrite field trips and the apprentice program.
- Ambler Farm was prominently featured in 'Building the Future: Our Impact in Wilton and Fairfield County, Connecticut,' a two-minute video highlighting ASML's Society & Community Engagement efforts in the region. This two-minute video has been shared globally with all ASML employees.
- To date, over 260 ASML employees have volunteered 2100 hours of time in support of Ambler Farm.
- ASML employees have personally donated over \$10,000 USD to Ambler Farm. As part of our matched giving program, ASML provides a 100% match on these individual donations
- Over 500 ASML employees and their families have attended special events at Ambler Farm, such as Ambler Farm Day and Maple Sugaring Open House.



#7 Renovate Historic Raymond Ambler House- *It is supported by Wilton's largest taxpayer/employer*

ASML in Wilton: 50+ year history of innovation and collaboration
Building on a heritage of pioneering Semiconductor Technology



1967

Perkin Elmer starts with 'Optical lithography'



1988

Introduction of 'Micrascan' the first step-and-scan lithography tool



2010

First NXE Top Module shipment



1970

Introduction of 'Micalign' the first full-field projection lithography tool



2001

ASML acquires Silicon Valley Group



2023

First High-N Top Module shipment

Perkin Elmer

SVG

May 2, 2025

ASML



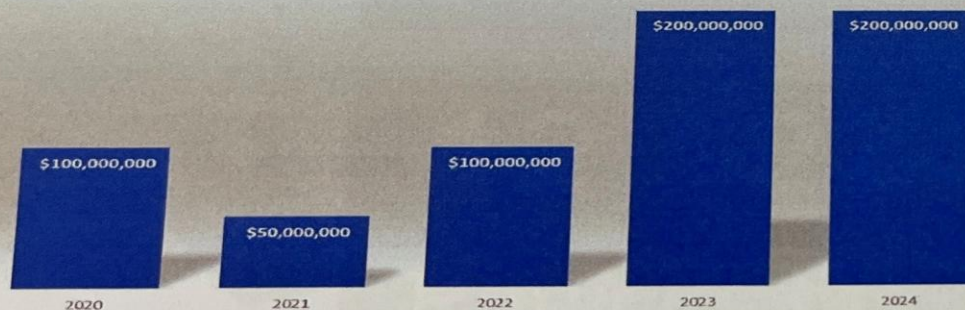
#7 Renovate Historic Raymond Ambler House-*It is supported by Wilton's largest taxpayer/employer*

ASML in Wilton

>\$650,000,000 Capital Investment over the last 5 years; >3200 Employees

ASML has invested heavily in Wilton, CT to keep up with our business growth

ASML Wilton Capital Investment
Rounded Down to Nearest \$50M



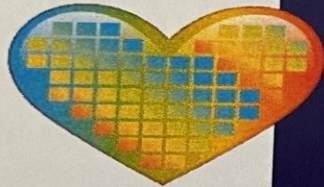
ASML Wilton Headcount





#7 Renovate Historic Raymond Ambler House- *It is supported by Wilton's largest taxpayer and employer*

Society & Community Engagement 2024 Impact



112
Events



7,093
Hours
Volunteered



12,123
Participants

\$1.65M
Invested





#8 Middlebrook School Exhaust Fan Replacements

- Original 1997 fans have aged out; beyond useful life.
- Routine breakdowns, frequent service calls, higher service costs.
- ***Estimated Cost: \$ 373,000***





#9 Middlebrook School Gym HVAC

- Gym has no A/C, limiting use in hot weather.
- Current ventilation is inadequate.
- Addition of A/C will improve overall air quality.
- Adding A/C will expand possible uses of gym, creating opportunity for rental or programming income.
- ***Estimated Cost: \$ 250,000***



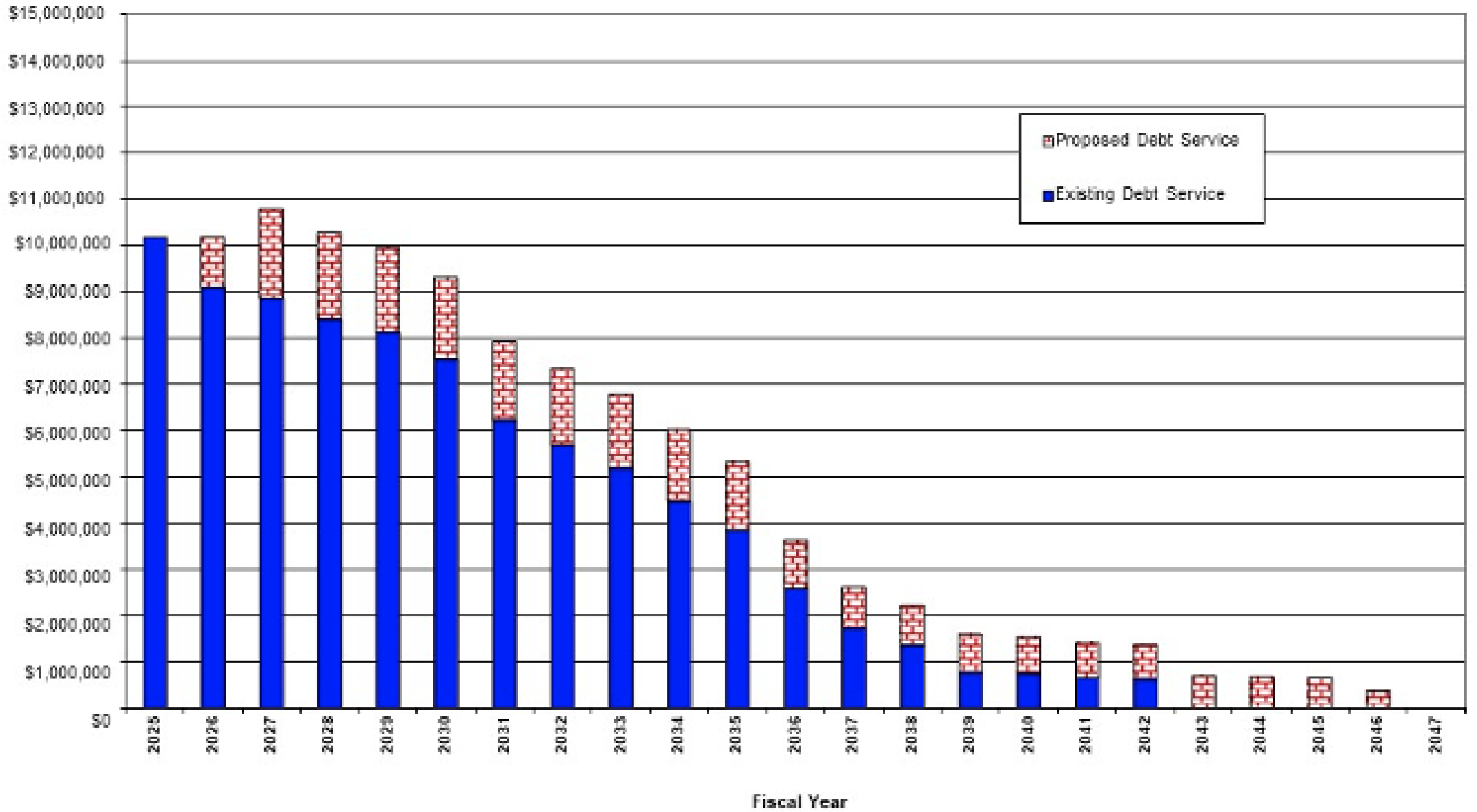


#10 Turf Replacement at Fujitani Field

- Estimated total cost: \$ 1,000,000
- Available Field Usage Funds: \$300,000+
- ***Estimated Net amount for bonding: \$ 700,000***



Town of Wilton, Connecticut
Existing & Proposed Debt Service



Town of Wilton Existing & Proposed Debt Analysis

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	
Fiscal Year	Principal	Interest	Total Existing Debt Service	Annual Change	<i>Projected Bond Issues</i>				Total Existing & Proposed Debt Service	Annual Change in Debt Service	Possible Use of Projected Premium	
					\$9,175,000 Dated Jun-25		\$8,580,000 Dated Jun-26					Total Proposed Debt Service
					Principal	Interest	Principal	Interest				
2025	7,805,000	2,381,138	10,186,138		-	-	-	-	10,186,138			
2026	7,000,000	2,106,916	9,106,916	(1,079,222)	665,000	420,050	-	-	1,085,050	10,191,966	5,828	
2027	7,010,000	1,860,698	8,870,698	(236,219)	665,000	386,800	500,000	377,600	1,929,400	10,800,098	608,131	(600,000)
2028	6,775,000	1,636,123	8,411,123	(459,575)	665,000	353,550	500,000	356,100	1,874,650	10,285,773	(514,325)	
2029	6,720,000	1,422,360	8,142,360	(268,762)	665,000	320,300	500,000	334,600	1,819,900	9,962,260	(323,513)	
2030	6,345,000	1,203,203	7,548,203	(594,158)	665,000	287,050	500,000	313,100	1,765,150	9,313,353	(648,908)	
2031	5,235,000	996,784	6,231,784	(1,316,419)	660,000	253,800	500,000	291,600	1,705,400	7,937,184	(1,376,169)	
2032	4,865,000	828,521	5,693,521	(538,262)	660,000	220,800	500,000	270,100	1,650,900	7,344,421	(592,762)	
2033	4,535,000	668,759	5,203,759	(489,762)	660,000	187,800	500,000	248,600	1,596,400	6,800,159	(544,262)	
2034	3,950,000	528,690	4,478,690	(725,069)	660,000	154,800	500,000	227,100	1,541,900	6,020,590	(779,569)	
2035	3,440,000	400,613	3,840,613	(638,078)	660,000	128,400	500,000	205,600	1,494,000	5,334,613	(685,978)	
2036	2,300,000	288,269	2,588,269	(1,252,344)	255,000	102,000	500,000	188,400	1,045,400	3,633,669	(1,700,944)	
2037	1,520,000	212,881	1,732,881	(855,388)	255,000	91,800	360,000	171,200	878,000	2,610,881	(1,022,788)	
2038	1,205,000	160,744	1,365,744	(367,138)	255,000	81,600	360,000	154,000	850,600	2,216,344	(394,538)	
2039	655,000	118,056	773,056	(592,688)	255,000	71,400	360,000	136,800	823,200	1,596,256	(620,088)	
2040	655,000	93,094	748,094	(24,963)	255,000	61,200	360,000	119,600	795,800	1,543,894	(52,363)	
2041	590,000	68,050	658,050	(90,044)	255,000	51,000	360,000	102,400	768,400	1,426,450	(117,444)	
2042	590,000	44,725	634,725	(23,325)	255,000	40,800	360,000	85,200	741,000	1,375,725	(50,725)	
2043	535,000	21,400	556,400	(78,325)	255,000	30,600	355,000	68,000	708,600	1,265,000	(110,725)	
2044	-	-	-	(556,400)	255,000	20,400	355,000	51,000	681,400	681,400	(583,600)	
2045	-	-	-	-	255,000	10,200	355,000	34,000	654,200	654,200	(27,200)	
2046	-	-	-	-	-	-	355,000	17,000	372,000	372,000	(282,200)	
2047	-	-	-	-	-	-	-	-	-	-	(372,000)	
2048	-	-	-	-	-	-	-	-	-	-	-	
	71,730,000	15,041,022	86,771,022		9,175,000	3,274,350	8,580,000	3,752,000	24,781,350	111,552,372		



Guidelines for Capital Project Borrowing

- Reserved for long-term capital construction, purchase of real estate, purchase of high-value equipment (i.e. fire trucks, DPW truck/plow).
- Eligibility: Aggregate value of \$250,000+ and projected life span of 10+ years.
- Smaller related capital projects may be combined to meet the \$250k threshold.
- Bonding cannot be used to cover normal operational expenses.
- Basic repairs are considered “operational” expenses, not eligible for bonding.

How To Cover The Costs?

- Board of Selectmen will create a new ad-hoc building committee to prioritize the needed repairs and upgrades.
- The Town currently makes bond payments of about \$11 million per year.
- As older bonds mature and are paid off, new debt can be added without increasing the total annual debt service budget line.
- **The Committee will sequence new renovation projects to coincide with the payoff of older bonds, thereby keeping the overall debt load constant to prevent tax increases associated with borrowing.**



FY 2026 Bonded Capital Requests

Criteria for Capital Project Borrowing

- Long-term borrowing through bonding is an equitable way to spread the burden of paying for long-term capital projects. Examples: acquisition of buildings or land, and construction or improvements of capital facilities that will be enjoyed by future residents.
- The Town's bond rating is a measure of credit worthiness. The higher the bond rating, the lower the interest rate and the higher the ratio of money available for capital expenditure. Wilton has a bond rating of AAA, the highest possible, based on the Town's long history of fiscal discipline.
- Value of the Item is equal to or exceeds \$250,000 and has a life of 10 years or more (cost of bonding can be high)
- Items with a 10 to 19- year life are bonded over 10 years. Items with a 20 -year life or more are bonded over 20 years or more
- The one exception is town-owned roads and bridges. Value is not determined on an individual road basis
- Statute does not allow bonding for operating expenses. Items such as painting and carpet are considered operating expenses unless included in a major renovation.



THE TOWN OF
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CONNECTICUT

FY 2026 Bonded Capital Requests

Q & A



#1 Road Restoration Detail

TOWN OF WILTON WORKSHEET-TOWN - ROAD RESTORATION - FY 2026		
3/26/2025		
Items		Cost
Remaining Work in FY 25 (3 Miles)	\$226,688/mile	\$680,064
Paving - (7 miles - July 2025 to June 2026)	\$226,688/mile	\$1,586,816
Drainage (allowance)	allowance	\$100,000
Flaggers (allowance)	allowance	\$50,000
sub-total		\$2,416,880
Contingency 10% of sub-total		\$241,688
TOTAL FOR FY 2026		\$ 2,658,568
Available funds (to be confirmed by Finance)		\$1,950,000
Funds needed for FY 2026		\$708,568
Request for FY 26		\$ 700,000
Notes		
5280lf x 23ft /9 * .09*(2/1.S) = 13,493 tons per mile		
13,493tons *\$140/ton = \$226,688 per mile		



#2 DPW – Large Dump/Snowplow/Sander Truck Detail

TOWN OF WILTON WORKSHEET- DPW LARGE DUMP TRUCK/PLOW/SANDER (for snow plowing purposes) - FY 2026		
3/26/2025		
Items		Cost
Large Dump Truck (Truck and Body)		\$ 250,000.00
Plow for snow plowing purposes		\$ 35,000.00
Sander for snow plowing purposes		\$ 45,000.00
Funds needed for FY 2026		\$ 330,000



3# WHS Library Roof Replacement Detail

Town of Wilton Worksheet - District Roof Replacements - High School Library		
3/26/2025		
Roof 11		
Items		Costs
A/E Fees	\$	75,000
Roofing	\$	281,000
Skylights	\$	500,000
HVAC	\$	300,000
Subtotal	\$	1,156,000
Contingency	\$	115,600
Total	\$	1,271,600
Roof 14		
Items		Costs
A/E Fees	\$	25,000
Roofing	\$	218,000
HVAC	\$	300,000
Roof Drains	\$	12,000
Subtotal	\$	555,000
Contingency	\$	55,500
Total	\$	610,500
Total for Roof 11 and 14	\$	1,882,100



#4 Replace Cider Mill Chilled Water Unit Detail

Town of Wilton Worksheet - Cider Mill Chilled Water Replacement, Equipment and Piping					
3/26/2025					
Items					Costs
Estimated Design Fee			LS		\$ 99,700
Chiller & piping			LS		\$ 1,307,250
		subtotal			\$ 1,406,950
		Contingency 10% of subtotal	LS		\$ 140,695
		Total Cost FY 2026			\$ 1,547,645



#6 WPS – Drainage, Sidewalk Repairs, Paving Detail

TOWN OF WILTON WORKSHEET- Schools - drainage, sidewalks & paving- FY 2026		
3/28/2025		
Items		Cost
Estimated Design - Cider Mill	LS	100,000.00
Estimated drainage replacement at Cider Mill School rear/side area	LS	200,000.00
Estimated drainage replacement at Comstock/CiderMill rear area	LS	25,000.00
Concrete stair replacement at south side- Cider Mill - part of drainage-	LS	75,000.00
Miscellaneous drainage repairs on CiderMill south parking -Part of paving work	LS	25,000.00
Pave Cider Mill south parking area	LS	230,000.00
sub-total		655,000.00
Contingency 10% of sub-total		65,500.00
TOTAL FOR FY 2026		720,500.00
USE		725,000
<p>Please note: This account is intended to begin to address drainage, sidewalk and paving for BOE sites. It is strongly recommended to continue this line account yearly similar to the paving program. The costs above is to begin with Cider Mill School. However, since the design is not started and/or completed - costs for physical improvements are concept.</p>		



#7 Renovate Historic Raymond Ambler House Detail

Town of Wilton Worksheet - Raymond Ambler House		
3/26/2025		
Total Cost		1,948,185
Ambler Farm Restricted Fund	\$	355,895
Town Bonding (Unspent) FY 2012	\$	55,672
Town Bonding (Unspent) FY 2014	\$	250,000
Balance Required	\$	1,286,618

Note:

Should the renovation of the Raymond Ambler House require approval from SHPO, an additional year of escalation may be necessary

Note:

Subtract \$65,000 to eliminate the Demo Kitchen Note: Subtract \$61,000 to eliminate the apartment



#8 Middlebrook School Exhaust Fan Replacements Detail

Town of Wilton Worksheet - Middlebrook Exhaust Fan Replacement			
3/26/2026			
Items			Cost
Engineering Fees		LS	25,273
Exhaust Fans		LS	313,730
Sub-total			339,003
Contingency 10% of sub-total			33,900
Total for FV2026			372,903
			<i>Use</i>
			373,000



#9 Middlebrook School Gym HVAC Detail

Town of Wilton Worksheet - Middlebrook Gymnasium HVAC			
2/28/2025			
Items			Costs
Estimated Design Fee			\$20,500
Estimated HVAC - supply and install			\$205,000
		subtotal	\$225,500
		Contingency 10% of subtotal	\$22,550
		Total Cost FY 2026	\$248,050
		Use	\$250,000