

**OFFICIAL STATEMENT DATED JUNE 10, 2021**

**NEW ISSUE**

**S&P GLOBAL RATINGS: AAA**

(See "Ratings" herein)

*In the opinion of Bond Counsel, rendered in reliance upon and assuming the accuracy of and continuing compliance by the Town with certain representations and covenants relating to the applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), under existing law, interest on the Bonds and the Notes is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of calculating the federal alternative minimum tax under the Code. In the opinion of Bond Counsel, under existing statutes, interest on the Bonds and the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds and Notes. (See "Tax Matters" herein.)*

**TOWN OF WINDSOR, CONNECTICUT**

**\$21,270,000 GENERAL OBLIGATION BONDS, ISSUE OF 2021  
(BOOK-ENTRY-ONLY)**

**Dated: Date of Delivery**

**Due: June 15, 2022-2036, as shown herein**

The Bonds will be general obligations of the Town of Windsor, Connecticut (the "Town") and the Town will pledge its full faith and credit to pay the principal of and interest on the Bonds and interest thereon when due. (See "Security and Remedies" herein).

Interest on the Bonds will be payable on June 15 and December 15 in each year until maturity, commencing December 15, 2021.

**The Bonds are subject to optional redemption prior to maturity as described herein. (See "Optional Redemption" herein).**

---

**S&P GLOBAL RATINGS: SP-1+**

(See "Ratings" herein)

**\$2,610,000 GENERAL OBLIGATION BOND ANTICIPATION NOTES  
(BOOK-ENTRY-ONLY)**

**OPTION FOR NO BOOK ENTRY**

**Dated: June 24, 2021**

**Due: June 23, 2022**

The Notes will be general obligations of the Town and the Town will pledge its full faith and credit to pay the principal of and interest on the Notes when due. (See "Security and Remedies" herein).

**The Notes are NOT subject to optional redemption prior to maturity as described herein.**

---

The Bonds and the Notes will be issued by means of a book-entry transfer system and will be registered in the name of Cede & Co., as Bondowner or Noteowner, respectively, and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds and the Notes. Ownership of the Bonds will be in the denominations of \$5,000 or integral multiples thereof. Ownership of the Notes will be in the denominations of \$5,000 or integral multiples thereof plus any odd amount. The Beneficial Owners will not receive certificates representing their ownership interest in the Bonds or the Notes. Principal and interest on the Bonds and the Notes will be payable by the Town or its agent to DTC or its nominee as registered owner of the Bonds or the Notes. So long as Cede & Co. is the Bondowner or Noteowner, respectively, as nominee for DTC, reference herein to the Bondowner or owners or Noteowner or owners shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (as defined herein) of the Bonds or the Notes. (See "Book-Entry-Only Transfer System" herein).

The Registrar, Transfer Agent, Certifying Agent and Paying Agent for the Bonds and the Notes will be U.S. Bank, National Association, of Hartford, Connecticut.

*The Bonds and the Notes are offered for delivery when as, and if issued, subject to the final approving opinion of Pullman & Comley, LLC, Bond Counsel, of Hartford, Connecticut. It is expected that delivery of the Bonds and the Notes in definitive form will be made on or about June 24, 2021.*

# TOWN OF WINDSOR, CONNECTICUT

## \$21,270,000 GENERAL OBLIGATION BONDS, ISSUE OF 2021 BOOK-ENTRY-ONLY

Dated: Date of Delivery

MATURITY SCHEDULE

Due: June 15, 2022-2036

Maturity	Amount	Coupon	Yield	CUSIP (1)	Maturity	Amount	Coupon	Yield	CUSIP (1)
2022	\$ 1,420,000	5.000%	0.090%	9735687M4	2030	\$ 1,420,000	2.000%	1.190%*	9735687V4
2023	1,420,000	5.000	0.110	9735687N2	2031	1,420,000	2.000	1.290*	9735687W2
2024	1,420,000	5.000	0.190	9735687P7	2032	1,420,000	2.000	1.370*	9735687X0
2025	1,420,000	5.000	0.300	9735687Q5	2033	1,420,000	2.000	1.450*	9735687Y8
2026	1,420,000	5.000	0.420	9735687R3	2034	1,420,000	2.000	1.530*	9735687Z5
2027	1,420,000	5.000	0.530	9735687S1	2035	1,420,000	2.000	1.610*	9735688A9
2028	1,420,000	2.000	0.820*	9735687T9	2036	1,390,000	2.000	1.740*	9735688B7
2029	1,420,000	2.000	0.980*	9735687U6					

\* Priced assuming redemption on June 15, 2027 however any such redemption is at the option of the Town. See "Optional Redemption" herein.

---

## \$2,610,000 GENERAL OBLIGATION BOND ANTICIPATION NOTES BOOK-ENTRY-ONLY

Dated: June 24, 2021

Due: June 23, 2022

Amount	Coupon	Yield	CUSIP (1)
\$2,610,000	2.000%	0.150%	9735688C5

PIPER | SANDLER

- (1) Copyright, American Bankers Association. CUSIP® is a registered trademark of the American Bankers Association. CUSIP numbers have been assigned by an independent company not affiliated with the Town and are included solely for the convenience of the holders of the Bonds or the Notes. The Town is not responsible for the selection or use of these CUSIP numbers, does not undertake any responsibility for their accuracy, and makes no representation as to their correctness on the Bonds or the Notes or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds or the Notes as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds or the Notes.

No dealer, broker, salesman or other person has been authorized by the Town of Windsor, Connecticut (the "Town"), to give any information or to make any representations, other than those contained in this Official Statement; and if given or made, such other information or representation must not be relied upon as having been authorized by the Town.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds and the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the Town from sources which are believed to be reliable but it is not guaranteed as to accuracy or completeness.

This Official Statement has been prepared only in connection with the initial offering and sale of the Bonds and the Notes and may not be reproduced or used in whole or in part for any other purpose. The information, estimates and expressions of opinion herein are subject to change without notice. Neither the delivery of this Official Statement nor any sale hereunder shall, under any circumstances, create any implication that there has been no material change in the affairs of the Town since the date of this Official Statement.

Set forth in Appendix A – "Financial Statements" hereto is a copy of the report of the independent auditors for the Town with respect to the financial statements of the Town included in that appendix. The report speaks only as of its date, and only to matters expressly set forth therein. The auditors have not been engaged to review this Official Statement or to perform audit procedures regarding the post-audit period, nor have the auditors been requested to give their consent to inclusion of their report in Appendix A. Except as stated in their report, the auditors have not been engaged to verify the financial information set out in Appendix A and are not passing upon and do not assume responsibility for sufficiency, accuracy or completeness of the financial information presented in that appendix.

Other than matters expressly set forth in Appendices B and C "Form of Legal Opinion of Bond Counsel – The Bonds" and "Form of Legal Opinion of Bond Counsel – The Notes", respectively, herein, Bond Counsel is not passing on and does not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and makes no representation that they have independently verified the same.

The Municipal Advisor to the Town has provided the following sentence for inclusion in this Official Statement. The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the Town and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information.

This Official Statement is in a form "deemed final" by the Town for purposes of Securities and Exchange Commission Rule ("SEC") 15c2-12(b)(1), but is subject to revision or amendment.

This Official Statement may include "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Without limiting the foregoing, the words "may," "believe," "could," "might," "possible," "potential," "project," "will," "should," "expect," "intend," "plan," "predict," "anticipate," "estimate," "approximate," "contemplate," "continue," "target," "goal" and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these words. All forward-looking statements included in this Official Statement are based on information available to the Town up to the date as of which such statements are to be made, or otherwise up to, and including, the date of this document, and the Town assumes no obligation to update any such forward-looking statements to reflect events or circumstances that arise after the date hereof or after the date of any report containing such forward-looking statement, as applicable. Actual results could differ materially from those anticipated in these forward-looking statements as a result of certain important factors, including, but not limited to (i) the effect of and from, future municipal, state and federal budgetary matters, including state and federal grants and other forms of financial aid to the Town; (ii) federal tax policy, including the deductibility of state and local taxes for federal tax purposes; (iii) macroeconomic economic and business developments, both for the country as a whole and particularly affecting the Town; (iv) financial services industry developments; (v) litigation or arbitration; (vi) climate and weather related developments, natural disasters and other acts of God; (vii) factors used in estimating future obligations of the Town; (viii) the effects of epidemics and pandemics, including economic effects; and (ix) other factors contained in this Official Statement.

The Bonds were purchased by J.P. Morgan Securities, LLC through a competitive bid process.

## TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Bond Issue Summary .....	i	V. Financial Information	
Note Issue Summary .....	ii	Fiscal Year .....	27
I. Securities Offered		Accounting Policies .....	27
Introduction .....	1	Basis of Accounting .....	27
Description of the Bonds .....	1	Annual Audit .....	27
Optional Redemption .....	1	Certificate of Achievement for Excellence in	
Notice of Redemption .....	1	Financial Reporting .....	27
Description of Notes .....	2	Budgetary Procedures .....	28
Authorization and Use of Proceeds .....	2	Supplemental Appropriations .....	28
Ratings .....	4	Employee Pension Systems .....	28
Security and Remedies .....	4	Other Post-Employment Benefits .....	30
Book-Entry-Only Transfer System .....	4	Investment Policies and Procedures .....	32
Replacement Bonds and Notes .....	6	Revenues .....	33
DTC Practices .....	6	Property Tax Revenues .....	33
Tax Matters .....	6	Intergovernmental Revenues .....	33
Considerations for Bondholders .....	8	Expenditures .....	34
Qualification for Financial Institutions .....	10	Municipal Budget Expenditure Cap .....	34
Availability of Continuing Disclosure .....	10	Comparative General Fund Operating Statement ..	35
II. The Issuer		Comparative General Fund Balance Sheets .....	36
Description of the Town .....	11	Analysis of General Fund Equity .....	36
Form of Government .....	12	Comparative General Fund Revenues and	
Table of Organization .....	12	Expenditures .....	37
Municipal Officials .....	13	VI. Debt Summary	
Biographies of Principal Officials .....	13	Principal Amount of Indebtedness .....	38
Summary of Municipal Services .....	13	Combined Schedule of Long-term Debt .....	39
Educational System .....	15	Overlapping/Underlying Debt .....	39
Educational Facilities .....	15	Debt Statement .....	41
School Enrollments .....	15	Current Debt Ratios .....	41
Municipal Employment .....	16	Legal Requirements for Approval of Borrowing ..	42
Municipal Employees by Category .....	16	Temporary Financing .....	42
Municipal Employees Bargaining Units .....	17	Capital Improvement Program .....	42
Economic Development .....	17	School Building Grant Reimbursements .....	42
III. Economic and Demographic Information		Limitation of Indebtedness .....	42
Population Trends .....	19	Statement of Statutory Debt Limitation .....	43
Age Distribution of the Population .....	19	Authorized But Unissued Debt .....	44
Income Distribution .....	19	Historical Debt Statement .....	44
Selected Wealth and Income Levels .....	20	Historical Debt Ratios .....	45
Educational Attainment .....	20	Ratio of Annual Debt Service Expenditures	
Major Employers .....	20	To Total General Fund Expenditures and	
Employment by Industry .....	21	Transfers out .....	45
Unemployment Rate Statistics .....	21	VII. Legal and Other Litigation	
Number of Dwelling Units .....	21	Litigation .....	46
Characteristics of Housing Units .....	22	Municipal Advisor .....	46
Age Distribution of Housing .....	22	Documents Accompanying Delivery of the	
Number and Value of Building Permits .....	22	Bonds and the Notes .....	46
Breakdown of Land Use .....	23	Concluding Statement .....	47
IV. Tax Base Data		Appendix A – Audited Financial Statements	
Assessment Practices .....	24	Appendix B – Form of Legal Opinion of Bond Counsel – The Bonds	
Property Tax Collection Procedure .....	24	Appendix C – Form of Legal Opinion of Bond Counsel – The Notes	
Motor Vehicle Property Tax Rate .....	25	Appendix D – Form of Continuing Disclosure Agreement – The Bonds	
Property Tax Levies and Collections .....	25	Appendix E – Form of Continuing Disclosure Agreement – The Notes	
Taxable Grand List .....	25	Appendix F – Notice of Sale – The Bonds	
Largest Taxpayers .....	26	Appendix G – Notice of Sale – The Notes	
Equalized Net Grand List .....	26		

## BOND ISSUE SUMMARY

---

*The information in this Bond Issue Summary, the front cover page and inside cover page is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. This Official Statement speaks only as of its date and the information herein is subject to change.*

<b>Issuer:</b>	Town of Windsor, Connecticut (the "Town").
<b>Issue:</b>	\$21,270,000 General Obligation Bonds, Issue of 2021 (the "Bonds").
<b>Dated Date:</b>	Date of Delivery, June 24, 2021.
<b>Interest Due:</b>	December 15, 2021 and semiannually thereafter on June 15 and December 15 in each year until maturity.
<b>Principal Due:</b>	Serially, June 15, 2022 through 2036, as detailed in this Official Statement.
<b>Purpose and Authority:</b>	The Bonds are being issued to finance various Town capital improvement projects undertaken by the Town and authorized pursuant to Titles 7 and 10 of the General Statutes of Connecticut, as amended. The Charter of the Town of Windsor and bond ordinances approved by the Town Council and, if required by Charter, voters at referendum.
<b>Redemption:</b>	The Bonds are subject to redemption prior to maturity. See "Optional Redemption" herein.
<b>Security:</b>	The Bonds will be general obligations of the Town and the Town will pledge its full faith and credit to the payment of principal of and interest on the Bonds when due.
<b>Credit Rating:</b>	The Bonds have been rated "AAA" by S&P Global Ratings ("S&P"). The rating on the Town's outstanding bonds is currently "AAA" by S&P. (See "Ratings" herein).
<b>Basis of Award:</b>	Lowest True Interest Cost ("TIC"), as of dated date.
<b>Tax Status:</b>	See "Tax Matters" herein.
<b>Bank Qualification:</b>	The Bonds shall <b>not</b> be designated as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense incurred to carry the Bonds.
<b>Continuing Disclosure:</b>	In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the Town will agree to provide, or cause to be provided, (i) annual financial information and operating data, (ii) notices of certain events not in excess of ten (10) business days of occurrence of such events and (iii) timely notice of a failure to provide the required financial information by the date specified pursuant to a Continuing Disclosure Agreement to be executed by the Town in substantially the form attached as Appendix D to this Official Statement.
<b>Registrar, Transfer Agent, Certifying Agent and Paying Agent:</b>	U.S. Bank National Association, Corporate Trust Services, CityPlace I, 185 Asylum Street, 27 <sup>th</sup> Floor, Hartford, Connecticut 06103.
<b>Legal Opinion:</b>	Pullman & Comley, LLC of Hartford, Connecticut will act as Bond Counsel.
<b>Delivery and Payment:</b>	It is expected that delivery of the Bonds in book-entry-only form will be made to The Depository Trust Company on or about June 24, 2021 against payment in <b>Federal Funds</b> .
<b>Issuer Official:</b>	Questions regarding the Town and this Official Statement should be directed to James R. Bourke, Finance Director, Town of Windsor, Town Hall, 275 Broad Street, Windsor, Connecticut, 06095 - Telephone (860) 285-1936.
<b>Municipal Advisor:</b>	Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, Connecticut 06443, attention: Mr. Mark N. Chapman, Managing Director, Telephone: (860) 490-7297.

The Preliminary Official Statement is available in electronic form only at [www.i-dealpropectus.com](http://www.i-dealpropectus.com) and [www.munistat.com](http://www.munistat.com). For additional information please contact the Municipal Advisor at [susan.caron@munistat.com](mailto:susan.caron@munistat.com) or [mark.chapman@munistat.com](mailto:mark.chapman@munistat.com)

## NOTE ISSUE SUMMARY

---

*The information in this Note Issue Summary, the front cover page and inside cover page is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. This Official Statement speaks only as of its date and the information herein is subject to change.*

<b>Issuer:</b>	Town of Windsor, Connecticut (the "Town").
<b>Issue:</b>	\$2,610,000 General Obligation Bond Anticipation Notes (the "Notes").
<b>Dated Date:</b>	Date of Delivery, June 24, 2021.
<b>Interest Due:</b>	At maturity, June 23, 2022.
<b>Principal Due:</b>	At maturity, June 23, 2022.
<b>Purpose and Authority:</b>	The Bonds are being issued to finance various Town capital improvement projects undertaken by the Town and authorized pursuant to Titles 7 and 10 of the General Statutes of Connecticut, as amended. The Charter of the Town of Windsor and bond ordinances approved by the Town Council and, if required by Charter, voters at referendum.
<b>Redemption:</b>	The Notes are <b>NOT</b> subject to redemption prior to maturity.
<b>Security:</b>	The Notes will be general obligations of the Town and the Town will pledge its full faith and credit to the payment of principal of and interest on the Notes when due.
<b>Credit Rating:</b>	The Notes have been rated "SP-1+" by S&P Global Ratings, ("S&P"). The rating on the Town's outstanding bonds is currently "AAA" by S&P. (See "Ratings" herein).
<b>Basis of Award:</b>	Lowest Net Interest Cost ("NIC"), as of dated date.
<b>Tax Status:</b>	See "Tax Matters" herein.
<b>Bank Qualification:</b>	The Notes shall <b>not</b> be designated as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense incurred to carry the Notes.
<b>Continuing Disclosure:</b>	In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the Town will agree to provide or cause to be provided, notices of certain events not in excess of ten (10) business days of the occurrence of such events pursuant to a Continuing Disclosure Agreement to be executed by the Town substantially in the form attached as Appendix E to this Official Statement.
<b>Registrar, Transfer Agent, Certifying Agent and Paying Agent:</b>	U.S. Bank National Association, Corporate Trust Services, CityPlace I, 185 Asylum Street, 27 <sup>th</sup> Floor, Hartford, Connecticut 06103.
<b>Legal Opinion:</b>	Pullman & Comley, LLC of Hartford, Connecticut will act as Bond Counsel.
<b>Delivery and Payment:</b>	It is expected that delivery of the Notes in book-entry-only form will be made to The Depository Trust Company on or about June 24, 2021 against payment in <b>Federal Funds</b> .
<b>Issuer Official:</b>	Questions regarding the Town and this Official Statement should be directed to James R. Bourke, Finance Director, Town of Windsor, Town Hall, 275 Broad Street, Windsor, Connecticut, 06095 - Telephone (860) 285-1936.
<b>Municipal Advisor:</b>	Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, Connecticut 06443, attention: Mr. Mark N. Chapman, Managing Director, Telephone: (860) 490-7297.

The Preliminary Official Statement is available in electronic form only at [www.i-dealprospectus.com](http://www.i-dealprospectus.com) and [www.munistat.com](http://www.munistat.com). For additional information please contact the Municipal Advisor at [susan.caron@munistat.com](mailto:susan.caron@munistat.com) or [mark.chapman@munistat.com](mailto:mark.chapman@munistat.com)

## I. SECURITIES OFFERED

---

### INTRODUCTION

This Official Statement, including the cover page, inside cover page and appendices, is provided for the purpose of presenting certain information relating to the Town of Windsor, Connecticut (the "Town") in connection with the issuance and sale of \$21,270,000 General Obligation Bonds, Issue of 2021 (the "Bonds") and \$2,610,000 General Obligation Bond Anticipation Notes (the "Notes") of the Town.

All quotations from and summaries and explanations of provisions of statutes, charters, or other laws and acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the original official documents; and all references to the Bonds and Notes and the proceedings of the Town relating thereto are qualified in their entirety by reference to the definitive form of the Bonds and Notes and such proceedings.

The presentation of information is intended to show recent historical trends and is not intended to indicate future or continuing trends in the financial or other positions of the Town. Except for information expressly attributed to other sources, all financial and other information presented herein has been provided by the Town.

Bond Counsel is not passing upon and does not assume responsibility for the accuracy or adequacy of the statements made in this Official Statement (other than matters expressly set forth in their opinion in Appendix B) and they make no representation that they have independently verified the same.

### DESCRIPTION OF THE BONDS

The Bonds will be dated the date of delivery and will mature in annual installments on June 15 in each of the years and in the principal amounts set forth on the inside cover page hereof. Interest on the Bonds will be payable on June 15 and December 15 in each year until maturity, commencing December 15, 2021. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months and will be payable to the registered owners of the Bonds as of the last business day of May and November in each year. The Bonds will be issued in fully-registered form in denominations of \$5,000 or any integral multiple thereof for any single maturity. A book-entry system will be employed evidencing ownership of the Bonds with transfers of ownership effected on the records of The Depository Trust Company, New York, New York ("DTC"), and its participants pursuant to rules and procedures established by DTC and its participants. (See "Book-Entry-Only Transfer System" herein). The Registrar, Certifying, Transfer and Paying Agent for the Bonds will be U.S. Bank National Association of Hartford, Connecticut. The legal opinion on the Bonds will be rendered by Pullman & Comley, LLC, in substantially the form set forth in Appendix B to this Official Statement. **The Bonds are subject to redemption prior to maturity. (See "Optional Redemption" herein.)**

### OPTIONAL REDEMPTION

The Bonds maturing on or before June 15, 2027 are not subject to redemption prior to maturity. The Bonds maturing on June 15, 2028 and thereafter are subject to redemption prior to maturity, at the option of the Town, on or after June 15, 2027, at any time, either in whole or in part in such amounts and in such order of maturity (but by lot within a maturity) as the Town may determine, at the redemption price (expressed as a percentage of the par amount of Bonds to be redeemed) set forth in the following table, together with interest accrued and unpaid to the redemption date:

<u>Redemption Dates</u>	<u>Redemption Price</u>
June 15, 2027 and thereafter	100.0%

### NOTICE OF REDEMPTION

Notice of redemption shall be given by the Town or its agent by mailing a copy of the redemption notice by first-class mail at least thirty days prior to the date fixed for redemption to the registered owner of the Bonds designated for redemption in whole or in part, at the address of such registered owner as the same shall last appear on the registration books for the Bonds. Failure to give such notice by mailing to any registered owner, or any defect therein, shall not affect the validity of the redemption of any other Bonds. Upon the giving of such notice, if such funds available solely for redemption are on deposit with the Paying Agent, the Bonds or portions thereof so called for redemption will cease to bear interest after the specified redemption date.

If less than all the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot in such manner as the Town in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000.

The Town, so long as a book-entry system is used for the Bonds being called for redemption, will send any notice of redemption only to DTC (or a successor securities depository) or its nominee. Any failure of DTC to advise any Direct Participant, or of any Direct Participant or Indirect Participant to notify any Indirect Participant or Beneficial Owner, of any such notice and its content or effect will not affect the validity of the redemption of such Bonds called for redemption. Redemption of portions of the Bonds of any maturity by the Town will reduce the outstanding principal amount of Bonds held by DTC. In such event it is the current practice of DTC to allocate by lot, through its book-entry system, among the interest held by Direct Participants in the Bonds to be redeemed, the interest to be reduced by such redemptions in accordance with its own rules or other agreements with Direct Participants. The Direct Participants and Indirect Participants may allocate reductions of the interests in the Bonds to be redeemed held by the Beneficial Owners. Any such allocation of interests in the Bonds to be redeemed will not be governed by the determination of the Town authorizing the issuance of the Bonds and will not be conducted by the Town, the Registrar or Paying Agent.

## **DESCRIPTION OF THE NOTES**

The Notes will be dated the date of delivery and will bear interest at the rate or rates per annum shown on the inside cover page of this Official Statement. The Notes will be payable as to both principal and interest at maturity. The Notes will be issued as fully registered notes in denominations of \$5,000 or any integral multiple thereof. Interest will be calculated on the basis of a 360-day year, consisting of twelve 30-day months. Unless the winning bidder requests otherwise, a book-entry-only transfer system will be employed evidencing ownership of the Notes with transfers of ownership on the records of DTC, and its participants pursuant to rules and procedures established by DTC and its participants. See "Book-Entry-Only Transfer System" herein. Principal of and interest on the Notes will be payable by the Town or its agent to the successful purchaser, as registered owner of the Notes.

The Registrar, Certifying, Transfer and Paying Agent for the Notes will be U.S. Bank National Association. The legal opinion on the Notes will be rendered by Pullman & Comley, LLC, in substantially the form set forth in Appendix C to this Official Statement.

## **AUTHORIZATION AND USE OF PROCEEDS**

### Authorizations:

**Public Safety Complex Project:** An appropriation and bond ordinance in the amount of \$33,900,000 was adopted by the Town Council on September 4, 2018, and approved by the voters of the Town of Windsor on November 6, 2018, for costs in connection with Public Safety Complex improvements and renovations at 110 Addison Road and 340 Bloomfield Avenue, including renovation of approximately 30,000 square feet of space at 110 Addison Road and relocation of the police department from its current location at 340 Bloomfield Avenue to 110 Addison Road, partial replacement of the 110 Addison Road roof and various site improvements, and renovation of the current public safety building located at 340 Bloomfield Avenue, including the addition of fire apparatus bays, site improvements related to parking and vehicle circulation, the renovation of existing police department space for fire support areas including offices, restrooms, locker rooms, a kitchen area, renovation of existing fire department space to accommodate EMS offices, training areas, sleeping quarters and storage, the replacement of mechanical, electrical and plumbing systems including HVAC and improvements to the public lobby and restrooms.

**Wilson Fire Station HVAC Improvements:** An appropriation and bond ordinance in the amount of \$340,000 was adopted by the Town Council on August 3, 2020, for costs in connection with the replacement of existing HVAC equipment at the Wilson Fire Station, including the installation of new equipment and conversion of existing space into a new mechanical room. New equipment to include an air handler, cooling coil, air exchangers, infrared heaters, DDC controls, variable refrigerant flow system, duct cleaning and other related improvements.

**Fire Pumper Engine:** An appropriation in the amount of \$870,000 and bond ordinance in the amount of \$670,000 was adopted by the Town Council on September 8, 2020, for costs in connection with the replacement of a fire pumper engine through the purchase of a custom designed 2021 fire pumper truck, including necessary fire suppression equipment, forcible entry tools, ventilation equipment and other miscellaneous tools and equipment.



**Sage Park Middle School Roof Replacement:** An appropriation and bond ordinance in the amount of \$1,990,000 was adopted by the Town Council on November 2, 2020, for costs in connection with Sage Park Middle School Partial Roof Replacement Project, including replacement of approximately 55,500 sq. ft. of existing roofing, conversion of existing mansard façade along the front of the building into water-tight roof for the areas of the building directly underneath, removal of existing skylights and renovation of classroom ceilings and lighting underneath, and related improvements.

**Vehicle Exhaust Systems at Firehouses:** An appropriation and bond ordinance in the amount of \$130,000 was adopted by the Town Council on November 16, 2020, for costs in connection with the installation of automated exhaust units at the Wilson Firehouse and Poquonock Firehouse, including installation of hardware to connect the exhaust units to the fire apparatus and electrical work to power the units, and related improvements.

**Day Hill Road Adaptive Signal Control Installations:** An appropriation and bond ordinance in the amount of \$1,150,000 was adopted by the Town Council on December 21, 2020, for costs in connection with the installation of intelligent traffic signal systems along the Day Hill Road corridor including installations at up to eleven (11) intersections beginning at the intersection of Lamberton Road and continuing west on Day Hill Road to the intersection of The Hartford Drive, and related improvements.

**L.P.Wilson Community Center Boiler Replacement:** An appropriation and bond ordinance in the amount of \$1,100,000 was adopted by the Town Council on January 19, 2021, for costs in connection with the L.P.Wilson Community Center Boiler Replacement project, including demolition of the existing system and replacement with a new system consisting of high efficiency boilers, pumps, VFD drives, hydronic specialties, piping, fittings, insulation, integrated control systems and other related fixtures and equipment, and related improvements.

**Pavement Resurfacing at Town Facilities and Schools:** An appropriation and bond ordinance in the amount of \$240,000 was adopted by the Town Council on February 16, 2021, for costs in connection with pavement resurfacing at various Town facilities and schools, including milling and resurfacing pavement, as well as other related pavement management activities such as line striping, sidewalk repair, reconstruction and installation, and related improvements.

**Welch Park and Goslee Park Aquatic Facilities Improvements:** An appropriation and bond ordinance in the amount of \$205,000 was adopted by the Town Council on March 1, 2021, for costs in connection with Welch Park and Goslee Park aquatic facilities improvements, including engineering and design work associated with repairs and improvements to filtration systems, changing facilities and wading pools, and related improvements.

**Windsor High School HVAC Improvements:** An appropriation and bond ordinance in the amount of \$2,105,000 was approved by the Town Council on March 1, 2021, and adopted at a Special Town Meeting by the citizens of Windsor on April 5, 2021, for costs in connection with the Windsor High School HVAC Replacement project, including replacement of roof-top heating and cooling units, and associated controls and mechanical systems, and related improvements

**Sage Park Middle School HVAC Improvements:** An appropriation and bond ordinance in the amount of \$2,020,000 was adopted by the Town Council on April 5, 2021, for costs in connection with the Sage Park Middle School HVAC Replacement project, including replacement of roof-top heating and cooling units, and associated controls and mechanical systems, and related improvements

Use of Proceeds: Proceeds of the Bonds and Notes will be used as follows:

Projects	Amount of Total Authorization	Notes Outstanding	Additions / (Reductions)	The Bonds (This Issue)	The Notes (This Issue)
Public Safety Complex Renovation.....	\$ 33,900,000	\$ 12,500,000	\$ 2,335,000	\$ 14,835,000	\$ -
Wilson Firehouse HVAC Replacement.....	340,000	-	340,000	340,000	-
Fire Pumper Engine Replacement.....	670,000	-	670,000	670,000	-
Sage Park Middle School Partial Roof Replacement.....	1,990,000	-	1,585,000	750,000	835,000
Firehouses Ventilation Systems.....	130,000	-	130,000	130,000	-
Day Hill Rd. Adaptive Signal Control Installations.....	1,150,000	-	1,150,000	-	1,150,000
L.P. Wilson Community Center Boiler Replacement.....	1,100,000	-	1,100,000	475,000	625,000
Pavement Resurfacing at Town Facilities & Schools.....	240,000	-	240,000	240,000	-
Welch Park & Goslee Park Aquatic Facilities Improvements - Design.....	205,000	-	205,000	205,000	-
Windsor High School HVAC Improvements.....	2,105,000	-	1,605,000	1,605,000	-
Sage Park Middle School HVAC Improvements.....	2,020,000	-	2,020,000	2,020,000	-
<b>Total.....</b>	<b>\$ 43,850,000</b>	<b>\$ 12,500,000</b>	<b>\$ 11,380,000</b>	<b>\$ 21,270,000</b>	<b>\$ 2,610,000</b>

## **RATINGS**

The Bonds have been rated "AAA" by S&P Global Ratings ("S&P"). The rating on the Town's outstanding general obligation bonds has been recently affirmed as "AAA" by S&P. The Notes have been rated "SP-1+" by S&P. Such rating reflects only the views of such rating agency and an explanation of the significance of such rating may be obtained from S&P at the following addresses: S&P Global Ratings: 55 Water Street, New York, New York 10041. Generally, a rating agency bases its ratings on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised or withdrawn entirely by the agency if, in the judgment of such rating agency, circumstances so warrant. A revision or withdrawal of such rating may have an effect on the market price of the Town's bonds and notes, including the Bonds and Notes.

## **SECURITY AND REMEDIES**

The Bonds and Notes will be general obligations of the Town of Windsor, and the Town will pledge its full faith and credit to pay the principal of and interest on the Bonds and Notes when due.

Unless paid from other sources, the Bonds and Notes are payable from the general property tax revenue of the Town. The Town has the power under Connecticut General Statutes to levy ad valorem taxes on all taxable property in the Town without limit as to rate or amount, except as to certain classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts. There were 661.84 acres of such certified forest land on the last completed grand list of the Town. The Town may place a lien on the property for the amount of tax relief granted, plus interest, with respect to dwelling houses of qualified elderly persons of low income or qualified disabled persons. Under existing statutes, the State of Connecticut is obligated to pay to the Town the amount of tax revenue which the Town would have received except for the limitation under certain of the statutes upon its power to tax dwelling houses of qualified elderly persons of low income.

Payment of the Bonds and Notes is not limited to property tax revenues or any other revenue source, but certain revenues of the Town may be restricted as to use and therefore may not be available to pay debt service on the Bonds and Notes.

There are no statutory provisions for priorities in the payment of general obligations of the Town. There are no statutory provisions for a lien on any portion of the tax levy or other revenues to secure the Bonds and Notes, or judgments thereon, in priority to other claims.

The Town is subject to suit on its general obligation bonds and notes, and a court of competent jurisdiction has the power in appropriate proceedings to render a judgment against the Town. Courts of competent jurisdiction also have the power in appropriate proceedings to order payment of a judgment on such bonds or notes from funds lawfully available therefore or, in the absence thereof, to order the Town to take all lawful action to obtain the same, including the raising of the required amount in the next annual tax levy. In exercising their discretion as to whether to enter such an order, the courts may take into account all relevant factors, including the current operating needs of the Town and the availability and adequacy of other remedies.

Enforcement of a claim for payment of principal of or interest on the Bonds and Notes would also be subject to the applicable provisions of Federal bankruptcy laws as well as other bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and to the exercise of judicial discretion. Section 7-566 of the Connecticut General Statutes, as amended in 1993, provides that no Connecticut municipality shall file a petition in bankruptcy without the express prior written consent of the Governor. This prohibition applies to any town, city, borough, metropolitan district and any other political subdivision of the State having the power to levy taxes and issue bonds or other obligations.

## **BOOK-ENTRY-ONLY TRANSFER SYSTEM**

The Depository Trust Company ("DTC") of New York, New York, will act as securities depository for the Bonds and the Notes, unless directed otherwise by the purchaser of the Notes. The Bonds and the Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such maturity, and one fully-registered Note certificate will be issued for each interest rate of the Notes and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its registered subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of the Bonds and the Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds and the Notes on DTC's records. The ownership interest of each actual purchaser of each Bond and Note ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds and the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds and the Notes, except in the event that use of the book-entry system for the Bonds and the Notes is discontinued.

To facilitate subsequent transfers, all Bonds and Notes deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds and the Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee does not affect any change in the beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds and the Notes; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds and Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

The Bonds are subject to optional redemption prior to maturity. Redemption notices shall be sent to DTC in accordance with the Notice of Redemption (see "Notice of Redemption" herein). If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds and the Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Town as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds and the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on, and redemption premium, if any, with respect to the Bonds and the Notes will be made to Cede & Co. or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Town or the Paying Agent on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, nor its nominee, the Paying Agent, or the Town subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest, and redemption premium, if any, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds and the Notes at any time by giving reasonable notice to the Town or its agent. Under such circumstances, in the event that a successor securities depository is not obtained, bond and note certificates are required to be printed and delivered.

The Town may decide to discontinue the use of the system of the book-entry-only transfers through DTC (or a successor securities depository). In that event, bond and note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Town believes to be reliable but the Town takes no responsibility for the accuracy thereof.

## **REPLACEMENT BONDS AND NOTES**

The Town will provide for the issuance of fully-registered Bonds and Notes directly to the Beneficial Owners of the Bonds and the Notes or their nominees in the event that: (a) DTC determines not to continue to act as securities depository for the Bonds and the Notes, and the Town fails to identify another qualified securities depository for the Bonds and the Notes to replace DTC; or (b) the Town determines to discontinue the book-entry system of evidence and transfer of ownership of the Bonds and the Notes. A Beneficial Owner of the Bonds and the Notes, upon registration of certificates held in such Beneficial Owner's name, will become the registered owner of the Bonds and the Notes.

## **DTC PRACTICES**

The Town can make no assurances that DTC, Direct Participants, Indirect Participants or other nominees of the Beneficial Owners of the Bonds and the Notes will act in a manner described in this Official Statement. DTC is required to act according to rules and procedures established by DTC and its participants which are on file with the Securities and Exchange Commission.

## **TAX MATTERS**

**Federal Taxes.** In the opinion of Bond Counsel, under existing law, (i) interest on the Bonds and the Notes is excluded from gross income for federal income tax purposes, and (ii) such interest is not an item of tax preference for purposes of the federal alternative minimum tax.

Bond Counsel's opinion with respect to the Bonds and the Notes will be rendered in reliance upon and assuming the accuracy of and continuing compliance by the Town with its representations and covenants relating to certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"). The Code and regulations promulgated thereunder establish certain requirements which must be satisfied at and subsequent to the issuance of the Bonds and the Notes in order that interest on the Bonds and the Notes be and remain excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds and the Notes to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds and the Notes irrespective of the date on which such noncompliance occurs. In the Tax Regulatory Agreement with respect to the Bonds and the Notes and in the Tax Regulatory Agreement with respect to the Bonds, each of which will be delivered concurrently with the issuance of the Bonds and the Notes, the Town will covenant to comply with certain provisions of the Code and will make certain representations designed to assure compliance with such requirements of the Code including, but not limited to, investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of the Bond and Note proceeds and certain other matters. The opinion of Bond Counsel delivered on the date of issuance of the Bonds and the Notes is conditioned upon compliance by the Town with such requirements.

No other opinion is expressed by Bond Counsel regarding the federal tax consequences of the ownership of, or the receipt or accrual of interest on, the Bonds and the Notes.

**Original Issue Discount.** The initial public offering prices of certain maturities of the Bonds may be less than the stated principal amount (the "OID Bonds"). Under existing law, the difference between the stated principal amount and the initial offering price of each maturity of the OID Bonds will constitute original issue discount. The offering prices relating to the yields set forth on the inside cover page of this Official Statement for such OID Bonds are expected to be the initial offering prices to the public (excluding bond houses and brokers) at which a substantial amount of the OID Bonds are sold. Under existing law, original issue discount on the OID Bonds accrued and properly allocable to the owners thereof under the Code is excludable from gross income for federal income tax purposes if interest on the OID Bonds is excludable from gross income for federal income tax purposes.

Under the Code, for purposes of determining an owner's adjusted basis in an OID Bond purchased at an original issue discount, original issue discount is treated as having accrued while the owner holds such OID Bond and will be added to the owner's basis. The owner's adjusted basis will be used to determine taxable gain or loss upon the sale or other disposition (including redemption or payment at maturity) of such an OID Bond.

Prospective purchasers of OID Bonds should consult their own tax advisors as to the calculation of accrued original issue discount, the accrual of original issue discount in the case of owners of OID Bonds purchasing such OID Bonds after the initial offering and sale, and the state and local tax consequences of owning or disposing of such OID Bonds.

**Original Issue Premium.** The initial public offering prices of certain maturities of the Bonds and the Notes may be more than their stated principal amounts payable at maturity (the "OIP Bonds and Notes"). In general, an owner who purchases an OIP Bond or Note must amortize the original issue premium as provided in the applicable Treasury Regulations, and amortized premium reduces the owner's basis in the OIP Bonds and Notes for federal income tax purposes. Prospective purchasers of OIP Bonds and Notes at a premium to its principal amount should consult their tax advisors regarding the amortization of premium and its effect upon basis.

**Other Federal Tax Matters.** Prospective purchasers of the Bonds and the Notes should be aware that ownership of the Bonds and the Notes may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, certain insurance companies, recipients of Social Security or Railroad Retirement benefits, certain S corporations, foreign corporations subject to the branch profits tax, taxpayers eligible for the earned income credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Bond Counsel does not express any opinion regarding such collateral tax consequences. Prospective purchasers of the Bonds and Notes should consult their tax advisors regarding collateral federal income tax consequences. Prospective purchasers of the Bonds and the Notes may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

**State Taxes.** In the opinion of Bond Counsel, under existing statutes, interest on the Bonds and the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax. Interest on the Bonds and the Notes is included in gross income for purposes of the Connecticut corporation business tax. Accrued original issue discount on an OID Bond is also excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax. Owners of the Bonds the Notes should consult their own tax advisors with respect to the determination for state and local income tax purposes of original issue discount or original issue premium accrued upon sale or redemption thereof, and with respect to the state and local tax consequences of owning or disposing of such Bonds/ and the Notes.

**Changes in Federal and State Tax Law.** Legislation affecting tax-exempt obligations is regularly considered by the United States Congress. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Bonds and the Notes. There can be no assurance that legislation enacted or proposed, or actions by a court, after the issuance of the Bonds and the Notes will not have an adverse effect on the tax status of interest on the Bonds and the Notes or the market value or marketability of the Bonds and the Notes. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds and the Notes from gross income for federal or state income tax purposes for all or certain taxpayers.

Investors in the Bonds and the Notes should be aware that future legislative actions may increase, reduce or otherwise change (including retroactively) the financial benefits and the treatment of all or a portion of the interest on the Bonds and the Notes for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Bonds and the Notes may be adversely affected and the ability of holders to sell their Bonds and the Notes in the secondary market may be reduced. The Bonds and the Notes are not subject to special mandatory redemption, and the interest rates on the Bonds and the Notes are not subject to adjustment, in the event of any such change in the tax treatment of interest on the Bonds and the Notes.

**General.** The opinion of Bond Counsel is rendered as of its date, and Bond Counsel assumes no obligation to update or supplement its opinion to reflect any facts or circumstances that may come to its attention or any changes in law that may occur after the date of its opinion. Bond Counsel's opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of issuance. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

The discussion above does not purport to deal with all aspects of federal or state or local taxation that may be relevant to a particular owner of the Bonds and the Notes. Prospective owners of the Bonds and the Notes, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal, state and local tax consequences of owning and disposing of the Bonds and the Notes.

## **GLOBAL HEALTH EMERGENCY RISK**

### ***The COVID-19 Outbreak***

The outbreak of COVID-19 was declared a Public Health Emergency of International Concern by the World Health Organization. On March 13, 2020, the President of the United States declared a national emergency as a result of the COVID-19 outbreak. The outbreak of the virus has affected travel, commerce and financial markets globally. There can be no assurances that the continuing prevalence of COVID-19 will not materially affect local, state, national, and global activity; increase public health emergency response costs; and materially adversely impact the financial condition of the Town.

### ***State Efforts to Mitigate the Ongoing Impact of COVID-19***

On March 10, 2020, Governor Lamont declared a state of emergency throughout the State of Connecticut (the “State”) and took and continues to take steps designed to mitigate the spread and impacts of COVID-19. Public-schools began to operate remotely immediately following the outbreak and continued remotely through the 2019/2020 school year. For the 2020/2021 school year, schools were permitted to reopen and school districts were given the discretion to choose in-person learning, virtual learning or a hybrid model.

Due to a decline in the number of positive COVID-19 cases and hospitalizations, effective May 19, 2021, all capacity restrictions related to establishments and social/recreational gatherings were eliminated. Certain physical distancing and face-covering requirements remain in effect. The Governor regularly reviews conditions and, accordingly, expands or reduces restrictions.

Connecticut’s COVID-19 vaccination plan commenced on December 14, 2020, and the State is currently making vaccinations available to all individuals aged 12 and over.

### ***COVID-19 Outbreak – Municipal Tax Relief Programs***

On April 1, 2020, in response to the COVID-19 emergency, Governor Lamont issued Executive Order No. 7S, as amended by Executive Order No. 7W on April 9, 2020, which created two short-term tax relief programs and required all towns, cities, and boroughs, as well as their water pollution control authorities, to adopt one or both tax relief programs. One program defers tax payments and benefit assessments by three months for taxpayers based on a showing of need, while the other program reduces the interest chargeable on overdue tax and assessment payments for all taxpayers in the municipality for three months.

On April 20, 2020, the Town adopted the “Deferment Program” for eligible taxpayers and landlords. The Deferment Program delays by three months payments due on any unescrowed taxes on real estate, motor vehicles, and personal property as well as unescrowed municipal utility charges (the “Taxes and Charges”) if taxpayers, businesses, nonprofits and residents demonstrate significant economic impact caused by COVID-19 and/or demonstrate that they are assisting people who are experiencing significant economic impact caused by COVID-19.

On December 16, 2020, the Governor issued Executive Order 9R, which applied the two tax relief programs to tax deadlines for Taxes and Charges that become due and payable on January 1, 2021. As of December 30, 2020, the Town was deemed to have adopted the Deferment Program. The Deferment Program defers any Taxes and Charges that are due on January 1, 2021 through and to April 1, 2021 without penalty.

For Fiscal Year 2021, the Town is not experiencing a material negative financial impact as a result of the Deferment Program. As of the end of April 2021, the Town has collected approximately 99.0% of Fiscal Year 2021 budgeted taxes, with 98.9% having been collected at the same time last year for Fiscal Year 2020 and 99.1% having been collected at the same time in Fiscal Year 2019.

### ***Government Response to COVID-19’s Impact on the Economy***

On March 27, 2020, Congress enacted the Coronavirus Aid, Relief, and Economic Stabilization Act (the “CARES Act”) that provided in excess \$2 trillion of relief to industries and entities throughout the country, including state and local governments. Under the CARES Act, \$150 billion was appropriated to states and other units of government for activities that are directly related to COVID-19. The State received approximately \$1.4 billion in such funding, and was given the discretion to provide those funds to local governments.

On June 4, 2020, Governor Lamont established the Connecticut Municipal Coronavirus Relief Fund Program which established a process by which Connecticut municipalities can receive funds from the State to offset non-budgeted COVID-19 related expenditures incurred between March 1, 2020 and December 30, 2020. Under this program, the Town's maximum reimbursement allowance for COVID-19 related expenditures through June 30, 2020 was \$205,000, and the Town was allocated \$241,000 for the period from July 1, 2020 through December 30, 2020.

On December 27, 2020, the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 was signed into law, extending certain programs and benefits first authorized by the CARES Act. The relief package includes, among other provisions, over \$900 billion for various COVID-19 relief programs, \$8.75 billion for vaccine distribution, \$54.3 billion for the Elementary and Secondary School Emergency Relief Funds, \$4.1 billion for the Governors Emergency Education Relief Fund, and an allocation of \$284 billion in Paycheck Protection Program funds to support eligible small businesses and non-profits. The legislation also expands and modifies the Paycheck Protection Program by allowing second draw loans for certain borrowers.

On March 11, 2021, President Biden signed into law the \$1.9 trillion American Rescue Plan Act of 2021 (the "Rescue Plan"). The Rescue Plan includes, among other provisions, \$350 billion in state and local government aid. Of the \$350 billion, the State and its local governments are expected to receive approximately \$4.2 billion, with \$2.6 billion directed towards the State and \$1.6 billion for local governments.

The Rescue Plan also includes approximately \$123 billion to provide for the return to full-time, in-person teaching at elementary and high schools, which funds could be used for numerous purposes, including, but not limited to, expanding testing, modifying classrooms, improving ventilation, and hiring more custodial staff. The State's K-12 schools are expected to receive approximately \$1.1 billion.

The Rescue Plan includes another \$160 billion dedicated to COVID-19 vaccination development and distribution.

At this time, the Town has been notified that it can expect to receive approximately \$5,329,846 in Rescue Plan aid, to be paid in two allotments (50% approximately 60 days after the enactment on May 10<sup>th</sup> and the other half one year later). The Town has received official guidance from the Treasury and is currently working towards creating a multiyear plan to utilize the funds.

#### **QUALIFICATION FOR FINANCIAL INSTITUTIONS**

The Bonds and Notes shall NOT be designated as qualified tax-exempt obligations under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense allocable to the Bonds and Notes.

#### **AVAILABILITY OF CONTINUING DISCLOSURE INFORMATION**

The Town of Windsor prepares, in accordance with State Law, annual independent audited financial statements and an annual Comprehensive Annual Financial Report and files such annual reports with the State Office of Policy and Management within six months of the end of its fiscal year. The Town provides, and will continue to provide S&P Global Ratings ongoing disclosure in the form of comprehensive annual financial reports, adopted budgets and other materials relating to its management and financial condition, as may be necessary or requested.

The Town will enter into a Continuing Disclosure Agreements with respect to the Bonds and the Notes, substantially in the forms attached hereto as Appendices D and E to this Official Statement (the "Continuing Disclosure Agreements"), to provide or cause to be provided, in accordance with the requirements of SEC Rule 15c2-12, (i) annual financial information and operating data with respect to the Bonds, (ii) timely notice of the occurrence of certain events not in excess of 10 business days after the occurrence of such events with respect to the Bonds and the Notes; and (iii) timely notice of a failure by the Town to provide the required annual financial information with respect to the Bonds.

The Town has previously undertaken in Continuing Disclosure Agreements entered into for the benefit of holders of certain of its general obligation bonds and notes to provide certain annual financial information and material event notices pursuant to Rule 15c2-12(b)(5). In the past five years, the Town has not failed to meet, in any material respects, with its previous undertakings under such agreements.

## II. THE ISSUER



### DESCRIPTION OF THE TOWN

Windsor is the location of the first permanent English settlement in Connecticut, settled in 1633 by church congregations relocating from Massachusetts. These settlers joined with other communities in the immediate region to create a General Court in 1636, the precursor to Connecticut's General Assembly. Bordering Hartford to the north, Windsor covers a 31 square mile area on the west bank of the Connecticut River. The Farmington River also flows through Windsor and into the Connecticut River, and provides a wealth of scenic areas and natural attractions.

The Town is strategically located approximately halfway between New York City and Boston and within an 8 hour drive of one hundred million people (representing one-third of the U.S. economy and two-thirds of the Canadian economy). Bradley International Airport, New England's second busiest airport, is located just minutes away from Windsor. Interstate 91, a major expressway between New York and northern New England, traverses the Town and has seven interchanges within the Town's borders. In addition, the Connecticut Turnpike, the Massachusetts Turnpike and the New York State Thruway are easily accessible. Windsor is a community predominantly composed of owner-occupied, single-family dwellings which account for 80% of all housing units.

Planning was established in 1924. Comprehensive zoning regulations, which were first adopted in 1931, are periodically revised to reflect current development standards and practices. The Plan of Conservation and Development was revised and approved by the Town Planning & Zoning Commission in 2015. The Town has approximately 1,255 acres of undeveloped industrially zoned land and has approved a concept plan that is allowing for the development of approximately 200 acres of former industrial land to add 1,500 dwelling units in a new mixed-use village called Great Pond. Full development of the remaining residential land, together with Great Pond would result in a population increase of approximately 7,200. The Town's estimated population according to the United States Census Bureau, 2015-2019 American Community Survey 5-Year Estimates was 28,859.



The Town's educational system consists of four elementary schools, one middle school and one high school. Windsor is home to the well-known Loomis Chaffee college preparatory school, as well as private and parochial schools including St. Gabriel School, Trinity Christian School and Madina Academy, offering grades K-8, PreK-12, and K-12 respectively.

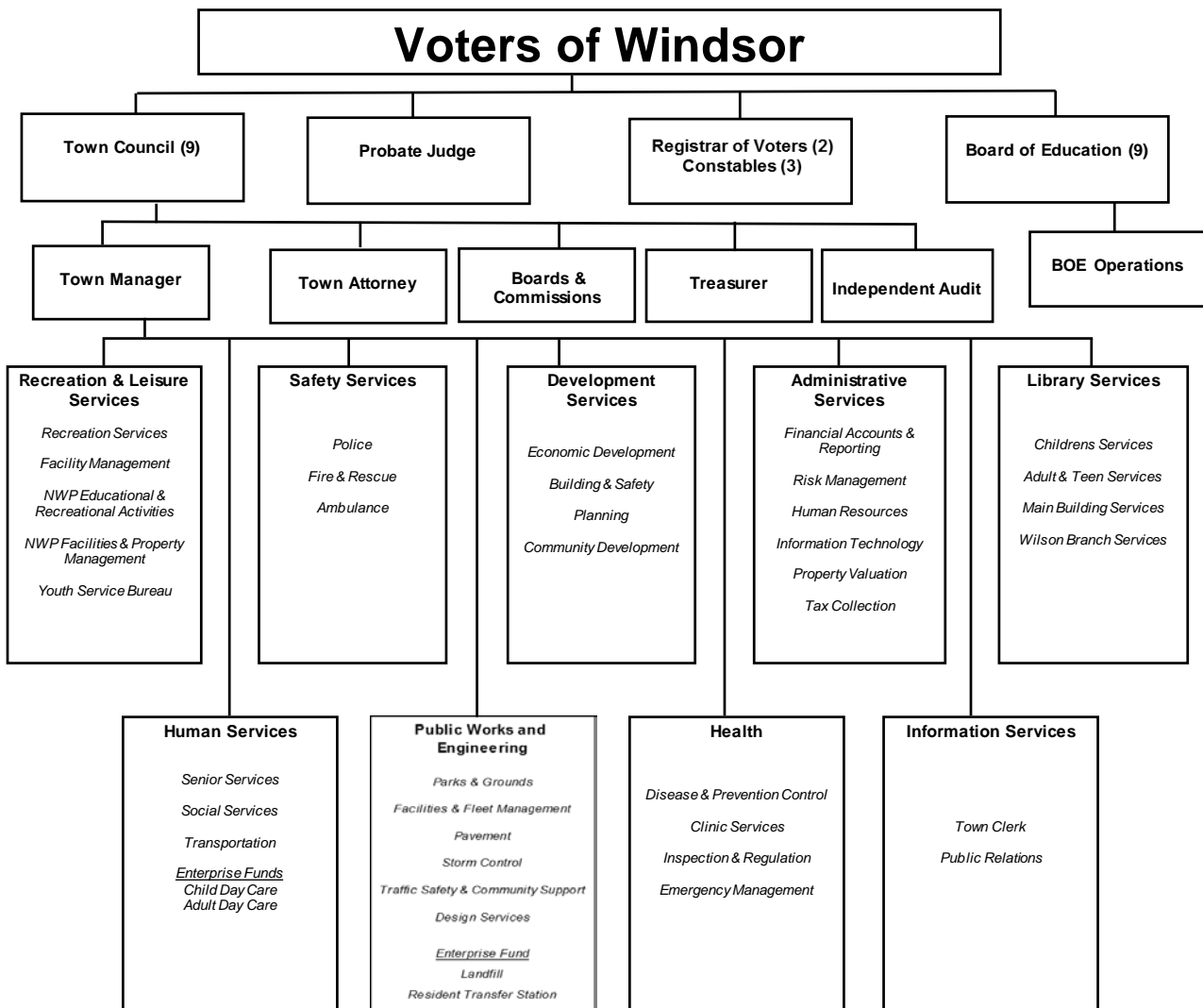
**FORM OF GOVERNMENT**

The Town of Windsor is organized under the Council-Manager form of government. The Town Charter was passed in the 1947 session of the General Assembly of Connecticut and approved by a referendum vote of the Town the same year. It has been amended by a special act of the General Assembly and more recently (in 1998) under the authorization of the home rule law for Connecticut municipalities, by local referendum.

The legislative function is performed by a bipartisan Council of nine members, who are elected biennially for two-year terms. Minority representation is guaranteed in that no political party may have more than five members. The Town Council elects a Mayor from its membership for the two-year term. The Town Manager is appointed by the Town Council on the basis of professional executive training and qualifications. Since 1947, Windsor has had only five Town Managers.

The Charter provides for an annual Town Budget Referendum for approval of the annual budget and for supplemental appropriations and bond authorizations which exceed certain amounts. (See "Supplemental Appropriations" and "Legal Requirements for Approval of Borrowing" herein).

**TABLE OF ORGANIZATION**



## MUNICIPAL OFFICIALS

Name	Position	Term of Office	Years of Service
Donald S. Trinks.....	Mayor.....	2 Years – Elected	26
Joesph McAuliffe.....	Deputy Mayor.....	2 Years – Elected	4
Donald A. Jepsen Jr.....	Town Council.....	2 Years – Elected	20
Kenny M. Wilkos.....	Town Council.....	2 Years – Elected	8
Jim G. Govoni.....	Town Council.....	2 Years – Elected	8
Nuchette Black-Burke...	Town Council.....	2 Years – Elected	3
James Dobler.....	Town Council.....	2 Years – Elected	2
Lisa R. Bress.....	Town Council.....	2 Years – Elected	2
Lenworth Walker.....	Town Council.....	Appointed	1.5
Dr. Terrell M. Hill.....	Superintendent of Schools....	Appointed	1
Peter P. Souza.....	Town Manager.....	Appointed	22
James R. Bourke.....	Finance Director.....	N/A	13
Linda R. Collins.....	Assistant Finance Director...	N/A	14

### BIOGRAPHIES OF PRINCIPAL OFFICIALS

**Town Manager:** Appointed as Town Manager in October 2004, Peter P. Souza has served the Town of Windsor since September 1999 initially as the Assistant Town Manager and then as Acting Town Manager. Prior to his arriving in Windsor, Mr. Souza was an Assistant City Manager for the City of Olathe, Kansas, a large fast growing full-service suburban community, where he worked from 1992 until 1999. Mr. Souza also has project management, budgeting, capital planning and community engagement experience through positions with the Town of Barnstable, Massachusetts and non-profit housing development organizations in Worcester, Massachusetts. Mr. Souza earned a Bachelor's degree in Urban Studies from Worcester State College in 1985 and a Master's of Public Administration from the University of Kansas in 1994. He is a member of the International City/County Management Association and the Connecticut Town and City Management Association.

**Superintendent of Schools:** Dr. Terrell M. Hill is the Superintendent for Windsor Public Schools, and previously served as the Assistant Superintendent for Human Resources. Dr. Hill was the founding Principal of High School Inc., Hartford's Insurance and Finance Academy, which opened in August 2009. Dr. Hill served as a Vice Principal at Windsor High School for seven years, and has also taught in the Windsor Locks, CT and Newport News, VA public school systems. Dr. Hill also serves as the Alumni Trustee on the Board of Trustees for Westfield State University in Westfield, MA. Dr. Hill is a graduate of the High School of Commerce in Springfield, MA and earned his Bachelor's degree in Business Management from Westfield State College. He earned a Master's Degree, a Certificate of Advanced Graduate Study and a PhD in Education Policy and Leadership from the University of Massachusetts in Amherst, MA. Dr. Hill is a veteran of the U.S. Army.

**Finance Director:** James R. Bourke was hired as Finance Director in July of 2016 after serving as Assistant Finance Director since September of 2008. He has nineteen years of experience in the private sector in the areas of Banking Operations, Treasury and Cash Management and Securities and Investment Accounting. Mr. Bourke earned a Bachelor's degree in Accounting from Eastern Connecticut State University in 2004. Mr. Bourke is a member of the Government Finance Officers Association of America (GFOA) as well as the Connecticut Government Finance Officers Association. He is certified as a Public Finance Officer (CPFO) by the GFOA.

**Assistant Finance Director:** Linda R. Collins was hired as Assistant Finance Director in September of 2016 after serving as Town Accountant since November of 2007. Prior to that she worked in the field of non-profit finance and accounting for eight years. Ms. Collins holds a Bachelor's degree in Business Administration as well as a MBA from the University of Hartford. She is a member of the Government Finance Officers Association of America (“GFOA”) as well as the Connecticut Government Finance Officers Association.

### SUMMARY OF MUNICIPAL SERVICES

**Administrative Services:** Administrative Services supports town operations by supplying other departments with the financial, personnel, and information resources they need to deliver services to the community. Administrative Services also protects town resources from the risk of loss through risk management services, and provides information directly to the financial community as well as the general public. In addition, Administrative Services assesses property and collects taxes.

**Development Services:** This department guides the public and private development of land and buildings in order to ensure the long-term success of the community. This is achieved through safety in building design and construction, the appropriate use of land and protection of natural resources, and dedicated economic development initiatives.

**Health Services:** Health Services protects the public from preventable diseases by minimizing the environmental causes of disease, through preventive health care programs, and by carrying out state mandated health and safety inspections.

**Human Services:** Human Services provides child and adult day care and family support services. It also provides casework and referral services for the public. The Transportation unit provides safe, reliable transportation to Windsor's seniors and adults with disabilities to various locations within Town.

**Information Services:** Information Services maintains public records and vital statistics, issues various licenses and permits, provides information referral services for the community, town council and other staff, and acts as a chief point of contact for the media and general public.

**Library Services:** From two attractive facilities, Library Services provides information, print and digital materials, educational and cultural programs, public computers, internet access, meeting rooms and an array of innovative technologies and services to the community. Patrons access the library online 24/7 or in person every day and four evenings each week.

**Public Works:** The Public Works Department provides and maintains the Town's road network, pedestrian walkways, parks & playing fields and public buildings for the residents, businesses and visitors. This department also minimizes the disruption caused by inclement weather, especially winter storms. These services cover over 150 centerline miles of roads, more than 1,500 acres of town-owned land, 43 athletic fields and 29 buildings. Ninety-eight percent (98%) of the Town's roads are illuminated.

**Recreation and Leisure Services:** Recreation and Leisure Services provide recreational and cultural programming for all age groups. Through the operation of Northwest Park, it also provides safe, clean open space and educational facilities for public enjoyment.

**Safety Services:** This service unit is made up of the police and fire departments, ambulance services and an emergency management program. Fire and ambulance personnel maintain fire and rescue delivery systems as well as an extensive fire prevention program, respond to calls for emergency medical assistance, render medical treatment and provide transportation to area medical facilities. Windsor Police enforce criminal and motor vehicle laws, render aid to victims of medical emergencies or accidents, and patrol the Town. The Police Department maintains a 24-hour public safety dispatch center which coordinates responses by all safety services including fire, ambulance, and civil preparedness. The police force also provides a number of community relations and public education programs with special emphasis on safety and drug abuse prevention programs in the local schools.

**Water and Sewerage:** Water and sewerage service is provided to Windsor by the Metropolitan District Commission. The Metropolitan District was created by the Connecticut General Assembly in 1929 and operates as a quasi-municipal corporation of the State of Connecticut under Act No. 511, of the 1929 Special Acts of the State of Connecticut, as amended. The District's purpose is to provide, as authorized, complete, adequate and modern systems of water supply, sewerage collection and disposal facilities for its member municipalities. The member municipalities incorporated in the District are the City of Hartford and the Towns of East Hartford, Wethersfield, Rocky Hill, Newington, Bloomfield, West Hartford and Windsor.

**Solid Waste:** Windsor maintains a town-owned landfill consisting of 173 acres, on which waste has been deposited on 55 acres. The landfill served the towns of Windsor and Bloomfield until it reached its permitted capacity in fiscal year 2015. The two towns are equally responsible for closure costs in accordance with an agreement dated November 19, 1993. The cost of solid waste disposal is not a tax-supported function. Town residents pay private haulers for curbside pickup. The landfill is currently operating under a stewardship permit issued by the State of Connecticut Department of Energy and Environmental Protection ("DEEP"). The Town Council has approved an ordinance that requires all trash haulers operating in Town as of the landfill's closure to acquire a license which demonstrates they are disposing of municipal solid waste at a properly permitted facility. It is projected that there will be adequate retained earnings available plus interest income over thirty years, under present assumptions, to provide sufficient funding for closure and post-closure activities.

Closure and post-closure costs are calculated on a conservative basis which is a requirement of EPA Subtitle-D regulations. The conservative calculation basis assumes that all work is contracted at prevailing contractor rates rather than performed by Town staff with Town equipment, and that regulatory authorities will require systems to manage leachate and to collect gases generated within the landfill prior to discharge into the air.

Management has proposed that a majority of the closure work be performed by Town staff. Closure work began during 2011 with the construction of a stormwater basin along the southern side of the landfill. This work is being carried out primarily by Town staff and performed at a savings to the Landfill Enterprise Fund compared to having the work carried out by a third party. The Town has installed a gas collection system which covers the entire waste footprint of the landfill. Other open issues, such as how leachate will be managed, are still to be determined by the DEEP as part of the landfill closure plan approval. Starting in fiscal year 2015 and going forward, the Town will continue to operate a residential transfer station at the landfill site.

**Utilities:** Eversource, the Connecticut Natural Gas Corporation, and AT&T, Inc. all provide service within the Town.

## EDUCATIONAL SYSTEM

The Town's elementary school system consists of one school for pupils pre-kindergarten through second grade; one school for pupils for kindergarten through second grade; two schools for grades 3 through 5; one school for grades 6 through 8; and one high school for grades 9-12. The schools are governed by a nine-member Board of Education.

### EDUCATIONAL FACILITIES

<u>Schools</u>	<u>Grades</u>	<u>Date Occupied</u>	<u>Additions/ Renovations</u>	<u>Classrooms</u>	<u>Enrollment 10/01/20</u>	<u>Capacity</u>
Oliver Ellsworth Elementary School....	Pre-K-2	1971		31	445	660
Poquonock Elementary School.....	K-2	1947	1958, 1980, 1988	27	332	546
Clover St. Elementary School.....	3-5	1957	1988	27	272	517
J.F.Kennedy Elementary School.....	3-5	1965	1988	28	369	546
Sage Park Middle School.....	6-8	1969	1993	50	743	1,250
Windsor High School.....	9-12	1952	1977, 2000	86	1,130	1,500
Total .....					<u>3,291</u>	<u>5,019</u>

Source: Superintendent of Schools

### SCHOOL ENROLLMENTS (1)

<u>As of October 1</u>	<u>Actual</u>			
	<u>Pre-K-5</u>	<u>6 - 8</u>	<u>9 - 12</u>	<u>Total</u>
2011	1,473	785	1,227	3,485
2012	1,438	750	1,203	3,391
2013	1,383	725	1,144	3,252
2014	1,353	671	1,121	3,145
2015	1,384	673	1,130	3,187
2016	1,318	688	1,180	3,186
2017	1,372	701	1,177	3,250
2018	1,395	718	1,156	3,269
2019	1,446	709	1,153	3,308
2020	1,451	728	1,153	3,332
	<u>Projected</u>			
2021	1,496	723	1,137	3,356
2022	1,557	699	1,127	3,383
2023	1,605	689	1,151	3,445
2024	1,600	744	1,172	3,516
2025	1,615	744	1,170	3,529

(1) Special Education students included in grade totals.

Source: Superintendent of Schools and State of Connecticut Board of Education.

**MUNICIPAL EMPLOYMENT**

<u>Fiscal Year</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Board of Education.....	653	654	654	631	672
General Government.....	166	165	165	164	164
Grant and Enterprise Funded.....	55	54	54	53	44
Total.....	<u>874</u>	<u>873</u>	<u>873</u>	<u>848</u>	<u>880</u>

Source: Town Officials.

**MUNICIPAL EMPLOYEES BY CATEGORY**

<u>Department</u>	<u>Full-Time Employees</u>
<b><u>General Government</u></b>	
Administrative Services.....	17
Development Services.....	11
Community Development.....	1
Human Services.....	3
Recreation Services.....	10
Health Services.....	4
Information Services.....	4
Library Services.....	9
Public Works.....	38
Safety Services.....	66
Town Manager.....	3
General Government Subtotal.....	<u>166</u>
Enterprise Personnel.....	17
General Government Total.....	<u>183</u>
<b><u>Board of Education</u></b>	
Administration and Principals.....	30
Teachers.....	325
Pupil Personnel (Psychologists, Social Workers, Speech Clinicians).....	36
Secretaries/ParaProfessionals.....	124
Nurses.....	8
Non-Bargaining Employees (1)	46
Custodial/Maintenance.....	36
Board of Education Subtotal.....	<u>605</u>
Food Service.....	48
Grant Funded.....	38
Board of Education Grand Total	<u>691</u>
Grand Total.....	<u>874</u>

(1) Consists of Administrative Assistants to the Superintendent, Director of Business Services, Transportation Coordinator, Residency Investigator, Technicians, Food Service Managers and Director, and non-union secretarial positions.

Source: Town Officials.

**MUNICIPAL EMPLOYEES BARGAINING ORGANIZATIONS (1)**

<u>Employees Represented</u>	<u>Union Representation</u>	<u>Employees Represented</u>	<u>Contract Expiration</u>
<b><u>GENERAL GOVERNMENT</u></b>			
Police.....	Windsor Police Department Employees Association.....	53	6/30/21
Public Works/Clerical.....	International Brotherhood of Teamsters, Local 671.....	41	6/30/22
Dispatchers.....	United Public Service Employees Union (UPSUE Local 424, Unit 10).....	8	6/30/21
<b><u>BOARD OF EDUCATION</u></b>			
Teachers.....	Windsor Education Association, CEA.....	389	6/30/22
Administrators.....	Windsor School Administrators and Supervisors Assoc.....	24	6/30/23
Nurses.....	Windsor School Nurses Assoc., CSEA.....	8	6/30/22
Paraprofessionals.....	Windsor Paraprofessional Employees Assoc., NAGE.....	102	6/30/23
Secretaries.....	CSEA AFL-CIO Administrative Support Staff.....	32	6/30/23
School Employees.....	Windsor School Employees Union, NAGE (Custodial, Maintenance and Cafeteria Employees).....	85	6/30/23

(1) The negotiation of collective bargaining agreements is subject to binding arbitration under Connecticut General Statutes.

Connecticut General Statutes Sections 7-473c, 7-474, and 10-153a to 10-153n provide a procedure for binding arbitration of collective bargaining agreements between municipal employers and organizations representing municipal employees, including certified teachers and certain other employees. The legislative body of a municipality may reject an arbitration panel's decision by a two-thirds majority vote. The State of Connecticut and the employee organization must be advised in writing of the reasons for rejection. The State then appoints a new panel of either one or three arbitrators to review the decisions on each of the rejected issues. The panel must accept the last best offer of either of the parties. In reaching its determination, the arbitration panel gives priority to the public interest and the financial capability of the municipal employer, including consideration of other demands on the financial capability of the municipal employer. Effective October 1, 1997, for binding arbitration of teacher's contracts, in assessing the financial capability of a municipal entity, there is an irrefutable presumption that a budget reserve of 5% or less is not available for payment of the cost of any item subject to arbitration. In light of the employer's financial capability, the panel considers prior negotiations between the parties, the interests and welfare of the employee group, changes in the cost of living, existing employment conditions, and the wages, salaries, fringe benefits and other conditions of employment prevailing in the labor market, including developments in private sector wages and benefits.

**ECONOMIC DEVELOPMENT**

Windsor, an important regional employment center in New England's Knowledge Corridor, is strategically located between Hartford, CT and Springfield, MA on Interstate I-91 and adjoining Bradley International Airport. Key industries include financial services, precision manufacturing, logistics, data management and hospitality.

With a jobs base of 26,500, Windsor ranks fourth among Hartford area communities in total non-retail employment. Major, private employers include Hartford Life, VOYA, Amazon, Eversource, CIGNA, Walgreens, SCA Pharmaceuticals, and SS&C Technologies.

Over the last decade, Windsor experienced substantial growth. Some five million square feet of new commercial space was constructed during this period, including 56,000 SF of retail, one-half million SF office, and 4.4 million SF industrial/distribution space.

Among the most significant projects during this period were:

- SCA Pharmaceuticals, a 90,000 SF sterile manufacturing facility for preparation of customized pharmaceuticals for hospitals, pharmacies, and healthcare facilities nationwide. This \$20 million facility was placed in operation in late 2017 and now employs more than 350 persons.
- Ford Motor Co, a 234,000 SF high-velocity parts distribution center serving dealerships in New England and eastern New York. This \$15 million facility was placed in operation in 2018 and now employees approximately 50 persons.

Between 2009 and 2019, the number of jobs in Windsor increased by 12% from 23,632 to 26,528. During this same period, average annual wages in Windsor increased by 12.7% from \$65,148 to \$74,659. By comparison, over the same period, annual wages in Connecticut rose from \$57,755 to \$69,805.

Recent construction activity includes:

- Amazon, multi-story, 3.6 M SF fulfillment center. This \$230 million facility is the company's second fulfillment center in Windsor.
- OSF Flavors, a 42,000 SF lab and production space addition for a food flavor manufacturing company.
- SCA Pharmaceuticals, expanding leased area by 65% to 150,000 SF to accommodate additional clean room space.
- Day Hill Dome Soccer, a soccer and baseball training facility including a full-sized indoor soccer field, three full-sized outdoor soccer fields and a full-sized little league baseball field.

Looking forward, the Town is taking steps to sustain its growth and the quality of its development. A variety of initiatives are underway to further improve highway access, manage transportation demand and enhance community livability. All approvals have been granted for a 600-acre mixed-use project in the Day Hill Road corporate area known as Great Pond Village. The first phase of this project, a 230 unit market-rate apartment development, has been completed. This project will add value to existing space and provide opportunities for new workforce housing.

The Town is pursuing redevelopment of key properties and planning for development to support and benefit from regional commuter rail service which began in 2018. A key redevelopment project in the town center, Windsor Station Apartment Homes was completed in April of 2017. This \$18 million transit-oriented development project contains 130 market-rate units directly across from the passenger rail station. This project will help to meet the need for more rental housing and it will enhance the market for retail and services in the town center.

*[The remainder of this page intentionally left blank]*

### III. ECONOMIC AND DEMOGRAPHIC INFORMATION

#### POPULATION TRENDS

<u>Year</u>	<u>Town of Windsor</u>	<u>Hartford County</u>	<u>State of Connecticut</u>
1980	25,204	807,766	3,107,576
1990	27,817	851,783	3,287,116
2000	28,237	857,183	3,405,565
2010	29,044	894,014	3,574,097
2019	28,859	891,720	3,575,074

Source: U.S. Department of Commerce, Bureau of Census and 2015-2019 American Community Survey.

#### AGE CHARACTERISTICS OF POPULATION

<u>Age</u>	<u>Town of Windsor</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5.....	1,394	4.8	47,803	5.3	183,808	5.1
5 - 9.....	1,138	3.9	49,892	5.6	198,000	5.5
10 - 14.....	1,707	5.9	56,391	6.3	221,325	6.2
15 - 19.....	1,804	6.3	58,438	6.5	244,249	6.8
20 - 24.....	2,254	7.8	57,815	6.5	244,597	6.8
25 - 34.....	3,329	11.5	117,499	13.1	441,742	12.4
35 - 44.....	3,221	11.2	109,578	12.3	424,739	11.9
45 - 54.....	4,382	15.2	123,282	13.8	508,428	14.2
55 - 59.....	2,215	7.7	63,804	7.1	264,804	7.4
60 - 64.....	2,320	8.0	59,170	6.6	242,329	6.8
65 - 74.....	2,946	10.2	82,599	9.2	336,422	9.4
75 - 84.....	1,405	4.9	43,894	4.9	174,887	4.9
85 and over.....	744	2.6	23,396	2.6	89,744	2.5
Total.....	<u>28,859</u>	<u>100.0</u>	<u>893,561</u>	<u>100.0</u>	<u>3,575,074</u>	<u>100.0</u>

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.

#### INCOME DISTRIBUTION

	<u>Town of Windsor</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>
Less than \$10,000 .....	25	0.3	7,121	3.2	24,799	2.8
\$ 10,000 to 14,999 .....	66	0.9	4,388	2.0	16,037	1.8
\$ 15,000 to 24,999 .....	87	1.2	10,683	4.8	38,364	4.3
\$ 25,000 to 34,999 .....	288	4.0	12,570	5.6	48,110	5.4
\$ 35,000 to 49,999 .....	587	8.1	20,429	9.1	77,010	8.6
\$ 50,000 to 74,999 .....	1,135	15.7	30,811	13.7	123,980	13.9
\$ 75,000 to 99,999 .....	1,121	15.5	31,161	13.9	116,676	13.1
\$100,000 to 149,999 .....	2,114	29.2	48,569	21.6	186,246	20.8
\$150,000 to 199,999 .....	958	13.2	26,504	11.8	109,258	12.2
\$200,000 or more .....	854	11.8	32,128	14.3	152,958	17.1
Total .....	<u>7,235</u>	<u>100.0</u>	<u>224,364</u>	<u>100.0</u>	<u>893,438</u>	<u>100.0</u>

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.



## SELECTED WEALTH AND INCOME INDICATORS

	<u>Median Family Income</u>		<u>Per Capita Income</u>	
	<u>(2000)</u>	<u>(2019)</u>	<u>(2000)</u>	<u>(2019)</u>
Town of Windsor.....	\$73,064	\$105,415	\$27,633	\$41,080
Hartford County.....	62,144	95,628	26,047	40,540
Connecticut.....	65,521	100,418	28,766	44,496
United States.....	49,600	77,263	21,690	34,103

Source: U.S. Department of Commerce, Bureau of Census, Census 2000 and 2015-2019 American Community Survey.

## EDUCATIONAL ATTAINMENT

Years of School Completed, Age 25 & Over

<u>Educational Attainment Group</u>	<u>Town of Windsor</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than 9th grade.....	713	3.5	27,154	4.4	99,837	4.0
9th to 12th grade.....	846	4.1	37,132	6.0	132,826	5.3
High School graduate.....	4,732	23.0	165,917	26.6	666,828	26.9
Some college - no degree.....	4,258	20.7	104,376	16.7	416,175	16.8
Associates degree.....	1,573	7.7	51,150	8.2	191,964	7.7
Bachelor's degree.....	4,729	23.0	132,952	21.3	541,380	21.8
Graduate or professional degree.....	3,711	18.0	104,541	16.8	434,085	17.5
Total.....	<u>20,562</u>	<u>100.0</u>	<u>623,222</u>	<u>100.0</u>	<u>2,483,095</u>	<u>100.0</u>
Percentage of High School Graduates.....		92.4%		89.7%		90.6%
Percentage of College Graduates or Higher...		41.0%		38.1%		39.3%

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.

## MAJOR EMPLOYERS

<u>Name of Employer</u>	<u>Nature of Entity</u>	<u>Estimated of Employees</u>
Hartford Life.....	Financial Services.....	1,800
Voya.....	Insurance and Financial Services.....	1,700
Amazon.com.....	Fulfillment center for online retailer.....	1,600
CIGNA.....	Insurance (Data center).....	1,100
Town of Windsor.....	General Government and Board of Education.....	874
Walgreens.....	Distribution center for retail drug stores.....	710
GE/Alstom Power.....	Power plant engineering and customer support....	650
Eversource.....	Utility.....	600
SS&C Technologies.....	Business equipment sales and support.....	500
Waste Management.....	Waste Disposal and Recycling.....	500

Source: Town of Windsor Economic Development Staff

## EMPLOYMENT BY INDUSTRY

<b>Employment Sector</b>	<b>Town of Windsor</b>		<b>Hartford County</b>		<b>State of Connecticut</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fishing, Hunting & Mining...	25	0.2	1,144	0.3	7,057	0.4
Construction.....	725	4.5	22,862	5.1	109,467	6.0
Manufacturing.....	1,634	10.2	48,822	10.8	189,162	10.4
Wholesale Trade.....	382	2.4	10,899	2.4	44,344	2.4
Retail Trade.....	1,395	8.7	46,487	10.3	191,756	10.6
Transportation, Warehousing & Utilities.....	925	5.8	21,113	4.7	76,439	4.2
Information.....	227	1.4	9,769	2.2	39,585	2.2
Finance, Insurance & Real Estate.....	1,596	9.9	48,419	10.7	162,153	8.9
Professional, Scientific & Management.....	1,605	10.0	48,793	10.8	208,379	11.5
Educational Services & Health Care.....	4,593	28.6	120,563	26.7	484,166	26.7
Arts, Entertainment, Recreation & Food Services....	952	5.9	32,551	7.2	152,041	8.4
Other Service (including nonprofit).....	1061	6.6	20,664	4.6	84,915	4.7
Public Administration.....	950	5.9	19,034	4.2	66,172	3.6
<b>Total.....</b>	<b>16,070</b>	<b>100.0</b>	<b>451,120</b>	<b>100.0</b>	<b>1,815,636</b>	<b>100.0</b>

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.

## UNEMPLOYMENT RATE STATISTICS

<b>Yearly Average</b>	<b>Town of Windsor %</b>	<b>Hartford Labor Market %</b>	<b>State of Connecticut %</b>	<b>United States %</b>
2011	8.4	8.9	8.8	9.0
2012	8.2	8.4	8.3	8.1
2013	7.7	7.9	6.8	7.4
2014	6.4	6.6	6.6	6.2
2015	5.4	5.6	5.6	5.3
2016	4.9	5.1	5.1	4.9
2017	4.8	4.8	4.7	4.4
2018	4.1	4.1	4.1	3.9
2019	3.8	3.8	3.7	3.7
2020	7.2	7.0	7.3	8.1
<b><u>2021 Monthly</u></b>				
January	8.3	8.3	8.5	6.8
February	8.0	8.4	8.5	6.6
March	7.7	8.2	8.3	6.2

Source: State of Connecticut, Department of Labor; United States Department of Labor, Bureau of Labor Statistics.

## NUMBER OF DWELLING UNITS

<b>2019</b>	<b>2010</b>	<b>2000</b>	<b>1990</b>	<b>% Increase 1990-2019</b>	<b>% Increase 2000-2019</b>	<b>% Increase 2010-2019</b>
11,371	11,767	10,900	10,279	10.62%	4.32%	-3.37%

Source: U.S. Department of Commerce, Bureau of Census and 2015-2019 American Community Survey.

## CHARACTERISTICS OF HOUSING UNITS

Owner Occupied

Value of Owner Occupied Units	Town of Windsor		Hartford County		State of Connecticut	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000 .....	244	2.7	3,810	1.7	17,522	1.9
\$ 50,000 to \$ 99,999 .....	371	4.2	6,706	3.0	28,440	3.1
\$ 100,000 to \$149,999 .....	904	10.1	25,232	11.2	78,467	8.7
\$ 150,000 to \$199,999 .....	1,828	20.5	45,413	20.2	137,944	15.2
\$ 200,000 to \$299,999 .....	3,978	44.7	71,806	32.0	248,431	27.4
\$ 300,000 to \$499,999 .....	1,480	16.6	54,495	24.3	244,855	27.0
\$ 500,000 to \$999,999 .....	61	0.7	15,411	6.9	107,504	11.9
\$1,000,000 and over .....	42	0.5	1,767	0.8	42,518	4.7
<b>Total .....</b>	<b>8,908</b>	<b>100.0</b>	<b>224,640</b>	<b>100.0</b>	<b>905,681</b>	<b>100.0</b>
 Median Value.....	 \$225,600		 \$240,600		 \$275,400	

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.

## AGE DISTRIBUTION OF HOUSING

Year Structure Built	Town of Windsor		Hartford County		State of Connecticut	
	Number	Percent	Number	Percent	Number	Percent
1939 or earlier.....	1,922	16.9	76,539	20.2	334,845	22.1
1940 to 1949.....	862	7.6	29,317	7.7	103,008	6.8
1950 to 1959.....	2,264	19.9	65,436	17.2	224,393	14.8
1960 to 1969.....	1,238	10.9	56,261	14.8	204,879	13.5
1970 to 1979.....	1,663	14.6	50,599	13.3	203,700	13.4
1980 to 1989.....	1,706	15.0	46,428	12.2	188,655	12.4
1990 to 1999.....	896	7.9	25,389	6.7	116,028	7.7
2000 to 2009.....	695	6.1	22,433	5.9	103,075	6.8
2010 to 2013.....	88	0.8	3,747	1.0	21,126	1.4
2014 or later.....	37	0.3	3,453	0.9	16,920	1.1
<b>Total.....</b>	<b>11,371</b>	<b>100.0</b>	<b>379,602</b>	<b>100.0</b>	<b>1,516,629</b>	<b>100.0</b>

Source: U.S. Department of Commerce, 2015-2019 American Community Survey.

## NUMBER AND VALUE OF BUILDING PERMITS

Fiscal Year	Residential (1)		Non-Residential		All Other (1)		Total	
	Number of Permits	Value	Number of Permits	Value	Number of Permits	Value	Number of Permits	Value
2021 (2)	27	\$ 4,261,825	286	\$ 349,166,405	1,586	\$ 26,988,059	1,899	\$ 380,416,289
2020	17	2,609,400	331	47,715,472	1,256	12,635,731	1,604	62,960,603
2019	19	3,333,925	401	72,466,144	1,621	16,147,541	2,041	91,947,610
2018	16	2,823,200	456	48,390,603	1,586	30,843,524	2,058	82,057,327
2017	15	2,707,875	511	71,233,606	1,515	12,879,814	2,041	86,821,295
2016	20	4,166,550	475	36,469,735	1,787	13,974,349	2,282	54,610,634
2015	21	4,300,477	529	42,200,808	1,466	11,290,593	2,016	57,791,878
2014	20	4,184,575	406	112,575,131	1,455	9,480,348	1,881	126,240,054
2013	9	1,564,150	433	121,965,417	1,287	9,052,796	1,729	132,582,363
2012	8	1,641,325	422	22,128,336	1,473	10,652,096	1,903	34,421,757

(1) Residential permits figures are for new homes only. All Other permits figures are for all other residential permit activity.

(2) As of April 29, 2021.

Source: Town of Windsor, Office of Building Inspections.

**BREAKDOWN OF LAND USE**

<b>Land Use Category</b>	<b>Total Acreage By</b>		<b>Developed Acreage by</b>		<b>Undeveloped</b>	
	<b>Zoning</b>	<b>Percent</b>	<b>Land Use</b>	<b>Percent</b>	<b>Acreage</b>	<b>Percent</b>
Residential.....	7,651.48	46.5%	6,387.15	61.1%	1,264.33	21.0%
Commercial.....	1,876.61	11.4%	997.93	9.6%	878.68	14.6%
Industrial.....	1,914.45	11.6%	1,576.90	15.1%	337.55	5.6%
Other.....	5,015.41	30.5%	1,485.75	14.2%	3,529.66	58.7%
<b>Total Area.....</b>	<b>16,457.95</b>	<b>100.0%</b>	<b>10,447.73</b>	<b>100.0%</b>	<b>6,010.22</b>	<b>100.0%</b>

Source: Assessor's CAMA tax database as of October 2020.

*[Remainder of this page intentionally left blank]*

## IV. TAX BASE DATA

---

### ASSESSMENT PRACTICES

The Town of Windsor last revalued its real property effective for the October 1, 2018 Grand List and implemented the new values in fiscal year 2019-20. There was no phase-in for this revaluation. Under Section 12-62 of the Connecticut General Statutes, the Town must do a revaluation every five years based on generally accepted mass appraisal methods. Prior to the completion of each revaluation, the Assessor shall conduct a field review. The Assessor must fully inspect each parcel of improved real property once in every ten assessment years, provided that the Assessor is not required to fully inspect all of a town's improved real property parcels in the same assessment year or to fully inspect any such parcel more than once during every ten assessment years. Section 12-62 provides that the full inspection requirement shall not apply to any parcel of improved real property for which the Assessor obtains satisfactory verification of data listed on the Assessor's property record by means of a questionnaire sent by the Assessor, at any time during the period in which a full inspection of an improved parcel of real property is required, to the owner of such parcel to (A) obtain information concerning the property's acquisition, and (B) obtain verification of the accuracy of data listed on the Assessor's property record for such parcel. The maintenance of an equitable tax base and the location and appraisal of all real and personal property within the Town for inclusion on the Grand List is the responsibility of the Assessor. The Grand List represents the total of assessed value for all taxable real and personal property and motor vehicles located within the Town as of October 1. A Board of Assessment Appeals determines whether adjustments to the Assessor's list on assessments under appeal are warranted. Assessments for real property are computed at seventy percent (70%) of the estimated market value at the time of the last general revaluation.

The Town has a Fixed Assessment / Abatement policy pursuant to CGS Sec. 12-65b. Currently there are three active abatements and three abatements in the Connecticut Airport Development Zone program.

When a new structure or modification to an existing structure is undertaken, the Assessor's Office receives a copy of the permit issued by the Building Inspector. A physical inspection is then completed and the structure classified and priced from a schedule developed as of the revaluation. Property depreciation and obsolescence factors are also considered when arriving at an equitable value.

Motor vehicle lists are furnished to the Town by the State of Connecticut Department of Motor Vehicles and appraisals of motor vehicles are accomplished in accordance with an automotive price schedule as recommended by the State Office of Policy and Management and the Assessor. Section 12-71b of the Connecticut General Statutes provides that motor vehicles which are registered with the Commissioner of Motor Vehicles after the October 1 assessment date but before the next August 1 are subject to a property tax as if the motor vehicle had been included on the October 1 Grand List. The assessment is prorated, and the pro-ratio is based on the number of months of ownership between October 1 and the following July 31. Vehicles purchased in August and September are not assessed until the next October 1 Grand List. If the motor vehicle replaces a motor vehicle that was assessed on the October Grand List, the taxpayer is entitled to certain credits.

All business personal property (furniture, fixtures, equipment, machinery and leased equipment) is assessed annually. An audit is completed periodically. Assessments for both personal property and motor vehicles are computed at seventy (70%) of present market value.

### PROPERTY TAX COLLECTION PROCEDURE <sup>(1)</sup>

Taxes for the fiscal year are paid on the grand list of the prior October 1, and are due July 1, payable in one installment. Payments not received by August 1 become delinquent. According to the provisions of Public Act No. 82-141, effective July 1, 1982, and applicable to property taxes due on or after said date, delinquent property taxes were subject to interest at the rate of 1.5% per month.

- (1) On April 1, 2020, Governor Lamont issued Executive Order 7S in response to the COVID-19 pandemic. The executive order included language allowing local legislative bodies to adopt certain programs to provide support and relief to local taxpayers effected by the pandemic. The deferment program allows tax payers to defer payment of their taxes for 90 days from the due date (July 1). The low interest rate program allows for the monthly interest rate to be reduced from 1.5% per month to 0.25%, and provides for a 90 day period from the due date (July 1) in which a delinquent taxpayer will be able to pay at the reduced rate. Municipalities were required to report to the State of Connecticut Office of Policy & Management (OPM) by April 25, 2020 as to which program or programs were adopted. On April 20, 2020, the Town Council of the Town of Windsor voted to adopt the deferment program. On December 16, 2020 Executive Order 9R extended the tax relief programs to payments due January 1, 2021.

## MOTOR VEHICLE PROPERTY TAX RATE

Connecticut General Statutes Section 12-71e creates a cap on the local property tax mill rate for motor vehicles. For the assessment year October 1, 2018 (the fiscal year ending June 30, 2020), and each assessment year thereafter, the mill rate for motor vehicles shall not exceed 45 mills. No district or borough may set a motor vehicle mill rate that if combined with the motor vehicle mill rate of the town or city in which such district or borough is located would result in a combined motor vehicle mill rate in excess of these mill rate caps. The Town's mill rate for motor vehicles for the fiscal year ending June 30, 2020 is 32.38 mills. The Town's adopted mill rate for motor vehicles for the fiscal years ending June 30, 2021 and 2022 are 33.11 and 33.27 mills, respectively.

For the fiscal year ending June 30, 2019, and each fiscal year thereafter, motor vehicle property tax grants to municipalities that impose mill rates on real property and personal property other than motor vehicles greater than 45 mills or that, when combined with the mill rate of any district located within the municipality, impose mill rates greater than 45 mills, shall be made in an amount equal to the difference between the amount of property taxes levied by the municipality and any district located within the municipality on motor vehicles for the assessment year October 1, 2013, and the amount such levy would have been if the mill rate on motor vehicles for that assessment year was 45 mills.

## REAL PROPERTY TAX LEVIES AND COLLECTIONS

FY Ending 6/30	Net Taxable Grand List	Total Tax Rate (In Mills)	Adjusted Tax Levy	% Levy Collected	Uncollected Taxes	
					End of Each Fiscal Year	As of 6/30/2020
2022 (1)	\$ 3,212,253,015	33.27	\$ 104,722,100	In Process	In Process	In Process
2021 (1)	3,154,685,021	32.11	103,423,411	In Process	In Process	In Process
2020 (2)	3,109,299,310	32.38	100,912,792	99.3	\$ 1,073,825	\$ 1,073,825
2019	2,959,804,528	32.96	98,322,429	99.0	955,807	439,530
2018	2,886,746,036	32.45	93,966,004	99.3	911,979	48,310
2017	2,924,298,305	31.52	93,031,833	99.0	946,145	16,684
2016	2,849,933,303	30.92	88,799,152	98.8	1,091,021	5,418
2015 (2)	2,838,103,716	30.47	86,548,952	98.8	1,029,436	5,169
2014	3,013,897,453	27.33	82,919,994	98.6	1,192,548	4,884
2013	2,907,640,693	27.95	81,403,784	98.7	1,062,846	4,661

(1) Adopted budgets for fiscal years 2020-21 and 2021-22. (See "Motor Vehicle Property Tax Rate" herein).

(2) Years of revaluation. The Town's last revaluation is effective as of 10/01/2018. The revaluation was implemented in full in FY 2019-20 budget year (will not be phased-in). (See "Assessments Practices" herein).

Source: Town Officials.

## TAXABLE GRAND LIST (1)

Grand List Dated	Real Property	Personal Property	Motor Vehicle Property	Gross Taxable Grand List	Less Exemptions	Net Taxable Grand List (1)
10/01/20	\$ 2,532,075,179	\$ 591,231,098	\$ 230,845,770	\$ 3,354,152,047	\$ 141,899,032	\$ 3,212,253,015
10/01/19	2,495,830,947	581,620,684	224,997,975	3,302,449,606	147,702,853	3,154,746,753
10/01/18	2,473,998,150	562,482,500	217,747,220	3,254,227,870	144,928,560	3,109,299,310
10/01/17	2,316,863,834	563,852,588	210,484,710	3,091,201,132	131,396,604	2,959,804,528
10/01/16	2,297,897,194	507,677,471	209,047,000	3,014,621,665	127,875,629	2,886,746,036
10/01/15	2,555,128,169	524,882,407	203,017,855	3,283,028,431	358,730,126	2,924,298,305
10/01/14	2,317,358,059	496,016,198	202,210,460	3,015,584,717	165,651,414	2,849,933,303
10/01/13	2,287,068,998	531,939,149	202,876,570	3,021,884,717	183,781,001	2,838,103,716
10/01/12	2,537,512,418	196,798,900	496,943,459	3,231,254,777	217,357,324	3,013,897,453
10/01/11	2,524,291,833	512,131,547	202,124,650	3,238,548,030	330,907,337	2,907,640,693

(1) The Grand List represents the total of assessed value for all taxable real and personal property located within the Town as of October 1. A Board of Tax Review determines whether adjustments to the Assessor's list on assessments under appeal are warranted. Assessments are computed at seventy percent (70%) of market value at the time of the last revaluation (Grand List of 10/01/2018). This revaluation was implemented in full in fiscal year 2019-20. (See "Assessments Practices" herein).

Source: Town Officials

**LARGEST TAXPAYERS**

<u>Name of Taxpayer</u>	<u>Nature of Business</u>	<u>Valuation as of 10/01/20</u>	<u>Rank</u>	<u>Percent of Total</u>
Amazon & Amazon Logistics.....	Distribution Center.....	\$ 102,570,565	1	3.19
Griffin Land & Affiliates.....	Real Estate Development.....	92,253,910	2	2.87
Eversource.....	Electric Utility.....	80,207,670	3	2.50
Walgreens Eastern.....	Distribution Center.....	78,308,033	4	2.44
CIGNA.....	Insurance and Financial Services.....	67,876,117	5	2.11
Voya Retirement Insurance.....	Insurance and Financial Services.....	56,543,188	6	1.76
Dollar Tree Distribution Inc.....	Distribution Center.....	56,392,583	7	1.76
Hartford Financial Corp.....	Insurance and Financial Services.....	54,125,688	8	1.68
Cellco/Verizon Wireless.....	Telecommunications.....	45,725,466	9	1.42
Aetna.....	Insurance and Financial Services.....	32,015,446	10	1.00
	Total.....	<u>\$ 666,018,666</u>		<u>20.73</u>

Source: Town Officials.

**EQUALIZED NET GRAND LIST**

<u>Grand List of 10/1</u>	<u>Equalized Net Grand List</u>	<u>% Growth</u>
2018	\$ 4,440,713,889	-1.72%
2017	4,518,598,159	6.51%
2016	4,242,507,812	-4.45%
2015	4,440,057,842	4.25%
2014	4,259,039,357	5.21%
2013	4,047,961,669	0.54%
2012	4,026,160,993	0.00%
2011	4,026,157,221	0.56%
2010	4,003,835,033	-0.89%
2009	4,039,645,772	-5.96%

*[Remainder of this page intentionally left blank]*

## V. FINANCIAL INFORMATION

---

### **FISCAL YEAR**

The Town's fiscal year begins July 1 and ends June 30.

### **ACCOUNTING POLICIES**

The Town's accounting policies are summarized in Note 1 "Summary of Significant Accounting Policies" in the Notes to Financial Statements (Appendix A).

### **BASIS OF ACCOUNTING**

See "Measurement Focus, Basis of Accounting and Financial Statement Presentation" under Note 1 "Summary of Significant Accounting Policies" in the Notes to Financial Statements (Appendix A).

### **ANNUAL AUDIT**

Pursuant to the provisions of the Municipal Auditing Act (Chapter 111 of the Connecticut General Statutes) and the Town of Windsor Charter, the Town is obligated to undergo an annual examination by an independent certified public accountant. The current auditors, RMS US LLP, of New Haven, Connecticut were appointed by the Town Council and are required to conduct their examination under the guidelines issued by the State of Connecticut Office of Policy & Management, who receive a copy of said Audit Report when completed.

The most recent annual audit covers the fiscal year ended June 30, 2020, a portion of which is included in this document and made a part hereof as Appendix A. Included in Appendix A are the Town's Basic Financial Statements, Notes to the Financial Statements and Required Supplemental Information, together with the report of the independent auditor as prepared by RSM US LLP, independent certified public accountants. The information contained in "Appendix A" is not the whole audit report. Individuals wishing a complete document should contact the Finance Director of the Town of Windsor, Connecticut.

### **CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING**

The Town of Windsor's Comprehensive Annual Financial Report for fiscal years 1985 through 2019 were awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Financial Officers Association of the United States and Canada ("GFOA"). The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting. In order to be awarded a certificate of achievement, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such annual financial reports must satisfy both generally accepted accounting principles and applicable legal requirements.

*[Remainder of this page intentionally left blank]*



**BUDGETARY PROCEDURE**

The Town follows the following procedure in establishing the budgetary data included in the General Fund. No later than April 1st the Town Manager shall present to the Council a budget and recommendations. The Council shall hold one or more public hearings no later than April 15th, at which time any elector or taxpayer may be heard regarding appropriations for the ensuing fiscal year. On the second Monday in May, the Town Council submits to an adjourned Town meeting (referendum) and approves proposed expenditures and the means of financing them. The following is a tentative schedule for the FY 2021-2022 budget process

<u>On or About</u>	<u>Day of Week</u>	<u>Action</u>
February 1, 2021	Monday	Public Hearing by Town Council to hear budget requests from citizens.
March 26, 2021	Friday	Estimated receipts and expenditures submitted to Council by Town Manager and Board of Education. (Proposed Budget)
April 5, 2021	Monday	Public Hearing by Council to hear expression of public opinion regarding budget submitted to Council by Town Manager and Board of Education.
May 11, 2021	Tuesday	Annual Town Budget Referendum held; budget adopted.
May 17, 2021	Monday	Regular Town Council Meeting; Council sets tax rate.
June 21, 2021	Monday	Tax bill mailing completed.
June 30, 2021	Tuesday	End of Fiscal Year.
July 1, 2021	Wednesday	Taxes for fiscal year 2022 due and payable; fiscal year 2022 budget becomes effective.

All unencumbered appropriations lapse at year-end, except those for the Capital Projects Fund and certain special revenue grants. Appropriations for Capital Projects are continued until completion of applicable projects, even when projects extend more than one fiscal year.

**SUPPLEMENTAL APPROPRIATIONS**

Under the Town Charter, any appropriation in excess of 1% of the tax levy in addition to or supplementary to the annual budget requires approval at a Town Meeting. An ordinance providing for the sale or purchase of real estate valued in excess of \$10,000 must be adopted at a Town Meeting by a vote of the majority. Borrowings and additional appropriations in excess of 3% of the tax levy require approval by referendum.

**EMPLOYEE PENSION SYSTEMS**

The Town of Windsor maintains the Town's retirement plan, a single-employer, defined benefit public employee retirement system ("PERS"), that covers substantially all of its employees except police officers and the certified faculty and administrative personnel of the Board of Education. The Town funds its pension liability each year based on the recommendation of an independent actuary.

The Town has implemented Government Accounting Standards Board's (GASB) Statement No. 67 effective Fiscal Year 2014. Net position is based on fair market value as of June 30 and the Total Pension Liability is based on the actuarial assumptions as of the prior valuation date updated to July 1, 2020. The date of the Town's most recent actuarial valuation was July 1, 2020.

In accordance with GASB Statement No. 67, the components of the net pension liability of the Town as of June 30 were as follows:

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Total pension liability.....	\$ 97,145,633	\$ 87,293,102	\$ 83,997,263	\$ 80,386,167	\$ 76,623,899
Plan fiduciary net position.....	68,532,588	68,871,408	69,471,681	67,388,476	61,248,642
Net pension liability.....	<u>\$ 28,613,045</u>	<u>\$ 18,421,694</u>	<u>\$ 14,525,582</u>	<u>\$ 12,997,691</u>	<u>\$ 15,375,257</u>
Plan fiduciary net position as a % of total pension liability.....	70.55%	78.90%	82.71%	83.83%	79.93%

The following represents the net pension liability of the Town, calculated using the discount rate of 7.0%, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.0%) or 1 percentage point higher (8.0%) than the current rate:

	<b>1% Decrease</b>	<b>Current</b>	<b>1% Increase</b>
	<b>6.00%</b>	<b>Discount Rate</b>	<b>8.00%</b>
	<b>7.00%</b>	<b>7.00%</b>	<b>8.00%</b>
Net Pension Liability.....	\$ 37,361,539	\$ 28,613,045	\$ 16,186,380

Based upon a July 1, 2020 actuarial valuation, the actuarial value of assets and actuarial liabilities for the PERS plan were as follows:

#### Schedule of Funding Progress

<b>Actuarial</b>	<b>Actuarial</b>	<b>Actuarial</b>	<b>Unfunded</b>	<b>Percentage</b>
<b>Valuation</b>	<b>Value</b>	<b>Liability</b>	<b>AAL</b>	<b>Funded</b>
<b>July 1</b>	<b>of Assets</b>	<b>(AAL)</b>	<b>(UAAL)</b>	<b>Ratio</b>
	<b>(a)</b>	<b>(b)</b>	<b>(b) - (a)</b>	<b>(a) / (b)</b>
2016	\$ 68,342,306	\$ 77,373,867	\$ 9,031,561	88.3
2017	69,510,847	81,031,794	11,520,947	85.8
2018	70,846,138	84,771,674	13,925,536	83.6
2019	71,363,176	92,781,707	21,418,531	76.9
2020	71,786,483	98,408,686	26,622,203	72.9

#### Schedule of Employer Contributions

	<b>Actuarial</b>	<b>Actual</b>	<b>Percentage</b>
<b>Fiscal Year</b>	<b>Determined</b>	<b>Contribution</b>	<b>Contributed</b>
	<b>Contribution</b>	<b>Contribution</b>	
2018	\$ 1,196,328	\$ 1,196,328	100.0
2019	1,340,704	1,340,704	100.0
2020	1,516,196	1,516,223	100.0
2021	2,089,211	2,089,211	100.0
2022	2,492,047	2,492,047	100.0

For further details on the plans, see Appendix A, "Notes to General Purpose Financial Statements".

All uniformed police officers are covered under the State administered Municipal Employee Retirement Fund B ("CMERS"), a defined benefit cost-sharing multi-employer cost sharing public employee retirement system ("PERS") established by the State of Connecticut and administered by the State Retirement Commission to provide retirement and disability benefits, annual cost-of-living adjustments, and death benefits to employees and beneficiaries of participating municipalities. The Town's General Fund expenditure for its share of the CMERS cost was \$1,063,000 for the fiscal year ending June 30, 2020, and is projected to be \$1,225,000 for the fiscal year ending June 30, 2021. For the fiscal year 2022 budget commencing on July 1, 2021, \$1,393,000 was included for CMERS costs.

In FY 2012, newly hired employees in the Public Works and Clerical Workers and Public Safety Dispatchers bargaining units as well as the non-affiliated employee group were required to participate in the Town of Windsor 401(a) defined contribution plan. The employee and employer contribution is 5.5% for Public Works and Clerical Workers bargaining unit members as of August 2016, and 5.5% for Public Safety Dispatchers bargaining unit members as of February 2017. Non-affiliated employees increased their contribution to 5.5% as of July 2017, with the employers share matching that amount.

The contribution rate for defined benefit plan participants in the non-affiliated town employee group, Public Safety Dispatchers bargaining unit employees and Public Works and Clerical Workers bargaining unit employees is currently 5%.

As of FY 2014, newly hired employees of the Town of Windsor Board of Education (with the exception of certified faculty and administrative personnel) were required to participate in a 401(a) defined contribution plan. The Board of Education's contribution is 5% of annual income, and newly hired employees are required to contribute 5% of annual income.

The contribution rate for defined benefit plan participants is currently 4% of annual income for all Board of Education bargaining unit employees.

The certified faculty and administrative personnel of the Board of Education participate in a contributory retirement plan administered by the Connecticut State Teachers' Retirement Board. The Board of Education does not contribute to the plan. The actuarial present value of accumulated plan benefits for this plan is not available. For further discussion on the plans, see "Appendix A, Note 8 to Financial Statements" herein.

### **OTHER POST-EMPLOYMENT BENEFITS**

The Town provides limited post-employment health care benefits for retired employees. Substantially all of the Town's employees are eligible for these benefits when they become eligible for retirement, provided they have no other insurance available to them after retirement. A trust fund was established on July 1, 2015 and a strategic plan was developed for the purpose of accumulating assets with which to pay such benefits in future years.

The Town attempts to mitigate employee and retiree health care costs when negotiating with collective bargaining units. In order to be eligible for health insurance after retirement, employees from the three town bargaining units must not have other coverage available to them through a subsequent employer or a spouse. Retirees are able to select from the plans available to current employees at any given time, as they may change from time to time.

#### **Public Safety Dispatchers Bargaining Unit**

Hired prior to January 1, 2007:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

Hired after January 1, 2007 and prior to July 1, 2011:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, to a maximum retiree share of 25% for the retiree and 40% for the spouse.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

Hired on or after July 1, 2011:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

#### **Public Works & Clerical Workers Bargaining Unit**

Hired prior to July 1, 2008:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree contributes 100% of the cost for self and spouse.

Hired after July 1, 2008 and prior to November 1, 2011:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, to a maximum retiree share of 25% for the retiree and 50% for the spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

Hired on or after November 1, 2011:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Windsor Police Department Employees Association:**

Hired prior to July 1, 2013:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree pays same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

Hired on or after July 1, 2013:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree pays same percentage of premium that is in effect for current employees for self and 100% for spouse.

**Town Administrative (non-affiliated):**

Hired prior to July 1, 2009:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

Hired after July 1, 2009 and prior to March 1, 2013:

Medical - Retiree contributes 25% of the cost for self and 50% for spouse.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

Hired on or after March 1, 2013:

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

As of July 1, 2019, membership in the plan consisted of 639 active members and 212 retirees and dependents for a total of 851 members.

For fiscal year 2016-17, the Town implemented Government Accounting Standards Board's ("GASB") Statement No. 74. In accordance with GASB Statement No. 74, the net position is based on the fair market value as of the end of the fiscal year and the total OPEB liability is based on the actuarial assumptions as of the prior valuation date updated to the end of the fiscal year. The components of the net OPEB liability of the Town as of June 30 were as follows:

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total OPEB liability.....	\$ 61,943,296	\$ 50,416,065	\$ 46,166,414	\$ 76,073,699
Plan fiduciary net position.....	3,550,021	2,693,472	1,930,967	1,337,839
Net OPEB liability.....	<u>\$ 58,393,275</u>	<u>\$ 47,722,593</u>	<u>\$ 44,235,447</u>	<u>\$ 74,735,860</u>
Plan fiduciary net position as a % of total OPEB liability.....	5.7%	5.3%	4.2%	1.8%

The following represents the net OPEB liability of the Town, calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rate:

	<b>1% Decrease</b>	<b>Current Discount Rate</b>	<b>1% Increase</b>
	<b>1.21%</b>	<b>2.21%</b>	<b>3.21%</b>
Net OPEB Liability .....	\$ 70,801,590	\$ 58,393,275	\$ 48,817,720

Based upon the July 1, 2019 actuarial valuation, the actuarial value of assets and actuarial liabilities for the OPEB plan were as follows:

#### Schedule of Funding Progress

<b>Actuarial Valuation July 1</b>	<b>Actuarial Value of Assets (a)</b>	<b>Actuarial Accrued Liability (AAL) (b)</b>	<b>Unfunded AAL (UAAL) (b) - (a)</b>	<b>Percentage Funded Ratio (a) / (b)</b>
2015	\$ 407,210	\$ 52,675,687	\$ 52,268,477	0.8
2017	1,337,839	76,073,699	74,735,860	1.8
2018	1,930,967	46,166,414	44,235,447	4.2
2019	2,613,587	38,454,762	35,841,175	6.8
2020	3,514,039	40,147,651	36,633,612	8.8

#### Schedule of Employer Contributions

<b>Fiscal Year</b>	<b>Actuarial Determined Contribution</b>	<b>Actual Contribution</b>	<b>Percentage Contributed</b>
2017	\$ 4,883,931	\$ 2,410,939	49.4
2018	5,250,156	1,976,204	37.6
2019	3,360,296	2,226,427	66.3
2020	3,571,573	2,170,946	60.8
2021	3,256,104	2,347,777	72.1

For further details on the plans, see Appendix A, "Notes to General Purpose Financial Statements".

#### INVESTMENT POLICIES AND PROCEDURES

Under the Town Charter and under Connecticut General Statutes Sections 7-400, 7-401 and 7-402, the Town may invest in (a) obligations of the United States of America, including joint and several obligations of the Federal Home Loan Mortgage Association, the Federal National Mortgage Association, the Federal Government National Mortgage Association, the Federal Savings and Loan Insurance Corporation, obligations of the United States Postal Service, all the federal home loan banks, the Tennessee Valley Authority, or any other agency of the United States government, (b) certain mutual funds and money market mutual funds investing in such obligations or repurchase agreements fully collateralized by such obligations and (c) certain state and municipal bonds and notes, and may make deposits with certain "qualified public depositories".

The Town's investment practices have been to invest only in certificates of deposit and the State of Connecticut Short-Term Investment Fund ("STIF"). The Town does not invest in derivative-based investment products. The Finance Director has followed these investment practices and the Town's operating funds and capital funds are currently invested in the following short-term investments: (1) various certificates of deposit with Connecticut banks; and (2) the State of Connecticut Short-Term Investment Fund.

All Town pension funds are invested with investment managers and for educators, the State of Connecticut Retirement Commission oversees the investment pool for teachers and administrators. For a further description of the Town's Pension Plans, see "Appendix A, Note 8 to Financial Statements" herein.

**REVENUES**

The Town derives its revenues from a direct tax levy on property, State and Federal aid, various fees and charges, and certain miscellaneous sources. Town revenues are summarized for fiscal years ended 2016-2020, in "Statements of Revenues, Expenditures and Changes in Fund Balance - General Fund" herein. The prior year's appropriated surplus is also available to support current operating expenditures.

**PROPERTY TAX REVENUES**

<u>Fiscal Year</u>	<u>General Fund Revenues</u>	<u>Property Tax Revenues</u>	<u>Property Tax as a % of General Fund Revenues</u>
2022 (Adopted Budget) (1)	\$ 125,787,620	\$ 106,536,200	84.70
2021 (Estimated Actuals) (1)	125,111,670	104,314,100	83.38
2020	136,050,479	101,117,016	74.32
2019	124,179,083	99,113,331	79.81
2018	126,314,052	94,339,805	74.69
2017	125,290,065	93,636,439	74.74
2016	114,990,555	89,012,808	77.41
2015	114,937,769	87,600,034	76.22
2014	110,221,210	82,937,213	75.25
2013	108,233,721	82,156,015	75.91

(1) Budgetary figures do not include one-time pass-through state funding for the teachers' retirement system pension liability. The figure was \$14,462,349 in fiscal year 2019-20.

Source: Annual audited financial statements for fiscal years 2013-2020, estimated actuals for fiscal 2020-21 and the adopted budget for the fiscal year commencing July 1, 2021. (See "Budgetary Procedures" herein).

**INTERGOVERNMENTAL REVENUES**

<u>Fiscal Year</u>	<u>General Fund Revenues</u>	<u>Intergovernmental Revenues</u>	<u>State Aid as a % of General Fund Revenue</u>
2022 (Adopted Budget) (1)	\$ 125,787,620	\$ 15,153,900	12.05
2021 (Estimated Actuals)	125,111,670	15,409,990	12.32
2020	136,050,479	29,923,509	21.99
2019	124,179,083	19,229,990	15.49
2018	126,314,052	27,626,039	21.87
2017	125,290,065	27,038,627	21.58
2016	114,990,555	21,906,514	19.05
2015	114,937,769	22,366,478	19.46
2014	110,221,210	22,298,413	20.23
2013	108,233,721	21,410,871	19.78
2012	104,442,171	21,115,541	20.22

(1) Budgetary figures do not include one-time pass-through state funding for the teachers' retirement system pension liability. The figure was \$14,462,349 in fiscal year 2019-20.

Source: Annual audited financial statements for fiscal years 2013-2020, estimated actuals for fiscal 2020-21 and the adopted budget for the fiscal year commencing July 1, 2021. (See "Budgetary Procedures" herein).

*[The remainder of this page intentionally left blank]*

## EXPENDITURES

<u>Fiscal Year</u>	<u>Education</u> %	<u>General</u> <u>Government</u> %	<u>Public</u> <u>Safety</u> %	<u>Public</u> <u>Works</u> %
2022 (Adopted Budget) (1)	59.12	17.86	9.18	5.42
2021 (Estimated Actuals) (1)	59.64	17.83	8.97	5.38
2020	69.02	11.65	9.06	5.48
2019	66.27	12.56	9.79	6.02
2018	69.25	11.27	9.03	5.56
2017	69.63	11.42	8.98	5.23
2016	68.34	11.59	9.60	5.38
2015	68.76	11.00	9.69	5.64
2014	68.20	11.32	10.03	5.52
2013	68.38	11.39	9.50	5.56
2012	68.83	11.05	9.44	5.56

(1) Budgetary figures do not include one-time pass-through state funding for the teachers' retirement system pension liability. The figure was \$14,462,349 in fiscal year 2019-20.

Source: Annual audited financial statements for fiscal years 2013-2020, estimated actuals for fiscal 2020-21 and the adopted budget for the fiscal year commencing July 1, 2021. (See "Budgetary Procedures" herein).

### MUNICIPAL BUDGET EXPENDITURES CAP

Connecticut General Statutes Section 4-661 creates a cap on adopted general budget expenditures for municipalities in Connecticut in order for municipalities to be eligible to receive the full amount of the State's municipal revenue sharing grant. Beginning in fiscal year ending June 30, 2018, and in each fiscal year thereafter, the Office of Policy and Management ("OPM") must reduce the municipal revenue sharing grant amount for those municipalities whose adopted general budget expenditures (with certain exceptions including but not limited to debt service, special education, implementation of court orders or arbitration awards, budgeting for an audited deficit, nonrecurring grants, capital expenditures of \$100,000 or more, or payments on unfunded pension liabilities, and certain major disaster or emergency expenditures) exceed the spending limits specified in the statute. For each applicable fiscal year, OPM must determine the municipality's percentage growth in general budget expenditures over the prior fiscal year and reduce the grant if the growth rate is equal to or greater than 2.5% or the inflation rate, whichever is greater, each of those amounts adjusted by an amount proportionate to any increase in the municipality's population from the previous fiscal year. The reduction is generally equal to 50 cents for every dollar the municipality spends over this cap. Each municipality must annually certify to the Secretary of the OPM whether such municipality has exceeded the cap set forth in the statute and if so the amount by which the cap was exceeded. The 2019-2021 biennium budget legislation does not provide funding for the municipal revenue sharing grant in fiscal years ending June 30, 2020 and June 30, 2021 but provides that such funding will resume following July 1, 2021. The Governor's proposed budget for the 2021-23 biennium does not provide funding for the municipal revenue sharing grants.

*[The remainder of this page intentionally left blank]*

**COMPARATIVE GENERAL FUND OPERATING STATEMENT**  
**(Budget and Actual – Budgetary Basis)**

	<b>Fiscal Year 2019-2020</b>			<b>2020-21 Estimated Actuals</b>	<b>2021-22 Adopted Budget</b>
	<b>Final Budget</b>	<b>Actual Operations</b>	<b>Variance Favorable (Unfavorable)</b>		
<b>Revenues</b>					
Property Taxes.....	\$ 100,237,450	\$ 101,117,016	\$ 879,566	\$ 104,314,100	\$ 106,536,200
Licenses, Permits and Fees.....	629,410	737,717	108,307	2,748,580	732,450
Fines, Forfeitures and Penalties.....	36,000	32,815	(3,185)	34,000	34,000
Other Agencies.....	118,370	134,619	16,249	163,370	126,370
Intergovernmental.....	14,639,610	15,390,302	750,692	15,571,190	15,174,400
Revenues from Use of Assets.....	1,518,830	1,501,133	(17,697)	450,000	420,000
Charges for Services.....	639,370	1,066,438	427,068	930,430	764,200
<b>Total Revenues.....</b>	<b>117,819,040</b>	<b>119,980,040</b>	<b>2,161,000</b>	<b>124,211,670</b>	<b>123,787,620</b>
<b>Expenditures</b>					
Current:					
General Government.....	1,036,260	941,056	95,204	1,040,790	1,098,590
Safety Services.....	10,633,580	10,349,434	284,146	10,907,320	11,542,090
Recreation and Leisure Services.....	1,274,440	1,274,429	11	2,004,080	2,181,900
Human Services.....	974,880	876,734	98,146	439,660	456,550
Health Services.....	519,150	495,297	23,853	400,330	558,930
Library Services.....	1,717,780	1,650,684	67,096	1,738,030	1,801,510
Development Services.....	1,344,760	1,298,223	46,537	1,369,400	1,437,150
Community Development.....	103,800	103,731	69	102,390	103,840
Public Works.....	6,378,040	6,220,302	157,738	6,540,490	6,822,340
Information Services.....	540,080	531,533	8,547	543,050	581,530
Administrative Services.....	2,521,970	2,502,860	19,110	2,460,080	2,634,640
General Services.....	7,337,980	7,320,927	17,053	16,279,760	16,716,880
Education.....	70,789,760	70,048,459	741,301	72,551,800	74,366,390
Town Support for Education.....	2,832,980	2,745,806	87,174	5,275,860	5,485,280
<b>Total Expenditures.....</b>	<b>108,005,460</b>	<b>106,359,475</b>	<b>1,645,985</b>	<b>121,653,040</b>	<b>125,787,620</b>
Excess (deficiency) of revenues over expenditures.....	9,813,580	13,620,565	3,806,985	2,558,630	(2,000,000)
Other financing sources (uses)					
Operating transfers in.....	76,080	42,000	(34,080)	-	-
Operating transfers out.....	(10,789,660)	(10,789,660)	-	-	-
Use of fund balance.....	(743,000)	(743,000)	-	900,000	2,000,000
Total other financing sources (uses).....	(11,456,580)	(11,490,660)	(34,080)	900,000	2,000,000
Net change in budgetary fund balances	\$ (1,643,000)	2,129,905	\$ 3,772,905	\$ 3,458,630	\$ -
Budgetary Fund Balance, beginning.....		26,827,311			
Budgetary Fund Balance, ending.....		<u>\$ 28,957,216</u>			

Source: Annual audited financial statements for fiscal year 2019-2020, estimated actuals for fiscal 2020-21 and the adopted budget for the fiscal year commencing July 1, 2021. (See "Budgetary Procedures" herein).



**COMPARATIVE GENERAL FUND BALANCE SHEETS**  
Summary of Assets and Liabilities  
(GAAP Basis)

Fiscal Year Ended:	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>Assets</b>					
Cash and cash equivalents.....	\$ 29,140,102	\$ 32,278,230	\$ 34,374,376	\$ 36,693,015	\$ 37,848,119
Receivables:					
Property taxes.....	1,380,972	1,150,539	1,122,036	962,832	1,280,826
Accounts receivable.....	348,830	394,222	316,822	137,445	124,185
Due from other funds.....	1,070,448	475,536	2,538,894	3,156,747	2,043,688
Prepays.....	-	628,000	9,830	-	-
Inventory.....	21,599	33,842	29,194	26,697	19,854
<b>Total Assets.....</b>	<b><u>\$ 31,961,951</u></b>	<b><u>\$ 34,960,369</u></b>	<b><u>\$ 38,391,152</u></b>	<b><u>\$ 40,976,736</u></b>	<b><u>\$ 41,316,672</u></b>
<b>Liabilities</b>					
Accounts payable and accrued liabilities.....	\$ 3,016,735	\$ 3,543,895	\$ 4,321,471	\$ 4,718,744	\$ 3,717,499
Due to other funds.....	-	55,196	-	-	350,000
<b>Total Liabilities.....</b>	<b><u>3,016,735</u></b>	<b><u>3,599,091</u></b>	<b><u>4,321,471</u></b>	<b><u>4,718,744</u></b>	<b><u>4,067,499</u></b>
<b>Deferred Inflows of Resources</b>					
Advance tax collections.....	3,355,856	5,107,301	5,343,654	4,706,108	4,129,334
Unavailable resources.....	1,196,929	1,087,015	960,447	788,936	1,060,815
<b>Total Deferred Inflows of Resources....</b>	<b><u>4,552,785</u></b>	<b><u>6,194,316</u></b>	<b><u>6,304,101</u></b>	<b><u>5,495,044</u></b>	<b><u>5,190,149</u></b>
<b>Fund Balances</b>					
Nonspendable.....	21,599	661,842	39,024	26,697	19,854
Assigned.....	4,727,980	4,174,638	4,858,090	4,835,637	4,001,808
Unassigned.....	19,642,852	20,330,482	22,868,466	25,900,614	28,037,362
<b>Total Fund Balances.....</b>	<b><u>24,392,431</u></b>	<b><u>25,166,962</u></b>	<b><u>27,765,580</u></b>	<b><u>30,762,948</u></b>	<b><u>32,059,024</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances.....</b>	<b><u>\$ 31,961,951</u></b>	<b><u>\$ 34,960,369</u></b>	<b><u>\$ 38,391,152</u></b>	<b><u>\$ 40,976,736</u></b>	<b><u>\$ 41,316,672</u></b>

Source: Annual audited financial statements.

**ANALYSIS OF GENERAL FUND EQUITY**  
(GAAP BASIS)

	Actual <u>2015-16</u>	Actual <u>2016-17</u>	Actual <u>2017-18</u>	Actual <u>2018-19</u>	Actual <u>2019-20</u>
Nonspendable.....	\$ 21,599	\$ 661,842	\$ 39,024	\$ 26,697	\$ 19,854
Assigned.....	4,727,980	4,174,638	4,858,090	4,835,637	4,001,808
Unassigned.....	19,642,852	20,330,482	22,868,466	25,900,614	28,037,362
<b>Total Fund Balance.....</b>	<b><u>\$ 24,392,431</u></b>	<b><u>\$ 25,166,962</u></b>	<b><u>\$ 27,765,580</u></b>	<b><u>\$ 30,762,948</u></b>	<b><u>\$ 32,059,024</u></b>
Unassigned Fund Balance as % of Total Expenditures & Transfers.....	21.34%	20.20%	22.34%	25.37%	23.78%

Source: Annual audited financial statements.

**COMPARATIVE GENERAL FUND REVENUES AND EXPENDITURES**  
**Summary of Audited Revenues and Expenditures**  
**(GAAP Basis)**

<b>Fiscal Year Ended:</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Revenues</b>					
Property taxes.....	\$ 89,012,808	\$ 93,636,439	\$ 94,339,805	\$ 99,113,331	\$ 101,117,016
Charges for services.....	3,910,777	4,344,703	3,678,117	4,581,911	29,923,509
State and Federal governments.....	21,906,514	27,038,627	27,626,039	19,229,990	3,904,610
Investment income.....	160,456	270,296	670,091	1,253,851	1,105,344
<b>Total Revenues.....</b>	<b>114,990,555</b>	<b>125,290,065</b>	<b>126,314,052</b>	<b>124,179,083</b>	<b>136,050,479</b>
<b>Expenditures</b>					
Education.....	72,839,199	79,509,544	79,713,749	73,321,557	85,617,316
Public safety.....	10,228,327	10,251,732	10,399,750	10,836,755	11,236,341
Human services.....	1,373,878	1,419,877	1,487,679	1,473,415	1,439,270
Cultural and recreation .....	4,058,702	3,998,067	4,135,125	4,456,257	4,493,386
Public works.....	5,732,843	5,977,374	6,398,515	6,663,418	6,800,614
General government.....	12,354,861	13,040,132	12,972,718	13,891,463	14,456,066
<b>Total Expenditures.....</b>	<b>106,587,810</b>	<b>114,196,726</b>	<b>115,107,536</b>	<b>110,642,865</b>	<b>124,042,993</b>
Excess (deficiency) of revenues over expenditures.....	8,402,745	11,093,339	11,206,516	13,536,218	12,007,486
Other financing sources (uses)					
Operating transfers in.....	78,508	70,090	586,902	71,680	42,000
Operating transfers (out).....	(7,715,704)	(10,388,898)	(9,194,800)	(10,610,530)	(10,753,410)
Total other financing sources (uses).....	(7,637,196)	(10,318,808)	(8,607,898)	(10,538,850)	(10,711,410)
Net change in fund balances.....	765,549	774,531	2,598,618	2,997,368	1,296,076
Fund Balance - July 1.....	23,626,882	24,392,431	25,166,962	27,765,580	30,762,948
Fund Balance - June 30.....	\$ 24,392,431	\$ 25,166,962	\$ 27,765,580	\$ 30,762,948	\$ 32,059,024

Source: Annual audited financial statements; Town Officials.

*[The remainder of this page intentionally left blank]*

## VI. DEBT SUMMARY

### PRINCIPAL AMOUNT OF INDEBTEDNESS

As of June 24, 2021 (Pro Forma)

#### Long-Term Debt: Bonds

Date of Issue	Purpose	Rate %	Original Issue Amount	Principal Outstanding as of 6/24/21	Date of Fiscal Year Maturity
<b><u>General Purpose</u></b>					
6/26/2014	Refunding - General Purpose .....	2.00 - 4.00	\$ 3,355,000	\$ 865,000	2023
6/24/2015	General Purpose .....	2.00 - 2.50	3,165,000	270,000	2022
6/23/2016	General Purpose .....	2.00	3,755,000	2,190,000	2028
5/4/2017	Refunding - General Purpose .....	2.00 - 4.00	5,657,000	1,476,000	2024
6/1/2017	General Purpose .....	2.00 - 4.00	4,260,000	2,130,000	2037
6/28/2018	General Purpose .....	2.00 - 5.00	3,135,000	835,000	2025
6/27/2019	General Purpose .....	2.00 - 5.00	8,085,000	7,277,000	2039
6/25/2020	General Purpose .....	2.00 - 5.00	14,140,000	13,430,000	2040
12/30/2020	Refunding - General Purpose .....	4.00	3,414,000	2,686,000	2025
12/30/2020	Refunding - General Purpose .....	0.245 - 2.036	4,551,000	4,493,000	2033
6/24/2021	General Purpose .....	2.00 - 5.00	16,895,000	16,895,000	2036
			<b>\$ 70,412,000</b>	<b>\$ 52,547,000</b>	
<b><u>Schools</u></b>					
6/26/2014	Refunding - Schools .....	2.00 - 4.00	\$ 915,000	\$ 195,000	2023
6/24/2015	Schools .....	2.00 - 2.50	2,205,000	180,000	2022
6/23/2016	Schools .....	2.00	530,000	295,000	2028
5/4/2017	Refunding - Schools .....	2.00 - 4.00	1,685,000	539,000	2024
6/1/2017	Schools .....	2.00 - 4.00	3,568,000	840,000	2037
6/28/2018	Schools .....	2.00 - 5.00	3,630,000	965,000	2025
6/27/2019	Schools .....	2.00 - 5.00	1,915,000	1,723,000	2039
6/25/2020	Schools .....	2.00 - 5.00	1,430,000	1,360,000	2040
12/30/2020	Refunding - Schools .....	4.00	916,000	694,000	2025
12/30/2020	Refunding - Schools .....	0.245 - 2.036	3,584,000	3,537,000	2033
6/24/2021	Schools .....	2.00 - 5.00	4,375,000	4,375,000	2046
			<b>\$ 24,753,000</b>	<b>\$ 14,703,000</b>	
	<b>Total .....</b>		<b>\$ 95,165,000</b>	<b>\$ 67,250,000</b>	

#### Short-Term Debt: Notes

Date of Issue	Purpose	Rate %	Original Issue Amount	Principal Outstanding as of 6/24/21	Date of Maturity
<b><u>General Purpose</u></b>					
6/24/2021	General Purpose .....	2.000	\$ 1,775,000	\$ 1,775,000	6/23/2022
	<b>Total .....</b>		<b>1,775,000</b>	<b>1,775,000</b>	
<b><u>Schools</u></b>					
6/24/2021	Schools .....	2.00	835,000	835,000	6/23/2022
	<b>Total .....</b>		<b>835,000</b>	<b>835,000</b>	
			<b>\$ 2,610,000</b>	<b>\$ 2,610,000</b>	

**COMBINED SCHEDULE OF LONG-TERM DEBT THROUGH MATURITY**

As of June 24, 2021

(Pro Forma)

<b>Fiscal Year</b>	<b>Existing Indebtedness</b>			<b>The Bonds</b>	<b>All Issues</b>
	<b>Principal Payments</b>	<b>Interest Payments</b>	<b>Total Debt Service (1)</b>	<b>This Issue Principal</b>	<b>Total Principal (1)</b>
2021	\$ 6,505,000	\$ 1,331,869	\$ 7,836,869	\$ -	\$ 6,505,000
2022	5,320,000	1,221,669	6,541,669	1,420,000	6,740,000
2023	5,295,000	1,026,983	6,321,983	1,420,000	6,715,000
2024	4,330,000	853,566	5,183,566	1,420,000	5,750,000
2025	3,350,000	729,727	4,079,727	1,420,000	4,770,000
2026	2,715,000	634,972	3,349,972	1,420,000	4,135,000
2027	2,670,000	565,365	3,235,365	1,420,000	4,090,000
2028	2,345,000	509,658	2,854,658	1,420,000	3,765,000
2029	2,075,000	461,089	2,536,089	1,420,000	3,495,000
2030	2,070,000	409,493	2,479,493	1,420,000	3,490,000
2031	2,065,000	361,803	2,426,803	1,420,000	3,485,000
2032	2,060,000	312,671	2,372,671	1,420,000	3,480,000
2033	2,050,000	270,073	2,320,073	1,420,000	3,470,000
2034	1,585,000	230,905	1,815,905	1,420,000	3,005,000
2035	1,580,000	198,450	1,778,450	1,420,000	3,000,000
2036	1,580,000	158,850	1,738,850	1,390,000	2,970,000
2037	1,580,000	119,250	1,699,250	-	1,580,000
2038	1,280,000	79,650	1,359,650	-	1,280,000
2039	1,280,000	48,270	1,328,270	-	1,280,000
2040	750,000	16,500	766,500	-	750,000
	<u>\$ 52,485,000</u>	<u>\$ 9,540,813</u>	<u>\$ 62,025,813</u>	<u>\$ 21,270,000</u>	<u>\$ 73,755,000</u>

(1) Does not reflect principal payments of \$6,505,000 made as of June 24, 2021.

Source: Annual audit financial statements.

**THE TOWN OF WINDSOR, CONNECTICUT HAS NEVER DEFAULTED ON THE PAYMENT OF PRINCIPAL OR INTEREST ON ITS BONDS OR NOTES**

**OVERLAPPING AND UNDERLYING INDEBTEDNESS**

Metropolitan District Commission:

Windsor is a member of the Metropolitan District Commission ("MDC" or the "District") along with the City of Hartford and the towns of Rocky Hill, Bloomfield, East Hartford, Newington, West Hartford, and Wethersfield.

<b>Amount of Outstanding Debt</b>	<b>Less Exclusions (1)</b>	<b>Total Net Overlapping Debt</b>	<b>Applicable % of Net Debt Charged to Town</b>	<b>Town Net Overlapping Debt (2)</b>
\$ 1,479,286,362	\$ 593,628,547	\$ 885,657,815	8.96%	\$ 79,354,940

(1) Debt for water purposes or supply of electricity. The District has issued \$71.1 million in Clean Water Project Revenue Bonds. The bonds are being repaid from a portion of the Special Sewer Service Surcharge and are not a general obligation of the District.

(2) As of March 31, 2021.

The Town is a member of the Metropolitan District Commission (the "MDC"), a special district in Hartford County formed under the Connecticut General Statutes to provide water and sanitary sewer services to its eight member towns and certain non-member towns. Water services and charges for services related to the Clean Water Project are provided directly by the MDC and billed to the users.

The MDC was cited by the U.S. Environmental Protection Agency ("USEPA") and the United States Department of Justice ("USDOJ") for overflows from the sewer systems in West Hartford, Newington, Wethersfield, Rocky Hill and Windsor. The MDC was fined \$850,000 and signed a Consent Decree to cease all overflows within 12 years. The MDC also negotiated a Consent Order with the Connecticut Department of Energy & Environmental Protection ("CTDEEP") to control the Combined Sewer Overflows ("CSO") located in the Hartford sewer system within 15 years (by the year 2021).

The MDC has conducted studies of the CSO under the direction of the CTDEEP. A plan for abating these pollution sources, called the Clean Water Project, has been prepared by consultants to the MDC. The plan combines several abatement approaches including: new sewers, removal of storm water flows during storm events, and additional treatment capacity. Completion of these system improvements will require a construction program of at least 15 years. Significant abatement can also be achieved by individual homeowners disconnecting roof leaders, sump pumps and yard drains.

On November 7, 2006 and November 6, 2012, voters in the eight member towns approved referenda authorizing the issuance of \$1.6 million in bonds to finance the Clean Water Project. In addition, the MDC received a \$140 million grant commitment from the State of Connecticut, an additional \$18.8 million was approved by the MDC Board for the District's Combined Sewer Overflow, Sanitary Sewer Overflow and Nitrogen Removal Programs for the Project which is over and above the \$1.6 million referenda amounts. The MDC is pursuing state funding from the State of Connecticut's Clean Water Fund Program and federal funding to assist with the cost of the project. The Clean Water Project Charge is for customers of the MDC who utilize the District sewer system and are furnished water directly by the MDC. The proceeds from the Clean Water Project Charge will be used exclusively for costs relating to the Project. These include the payment of the principal and interest on certain bonds issued or which may be issued and other loans, as well as State of Connecticut Clean Water Fund loans, to finance all costs associated with the Clean Water Project.

#### Great Pond Improvement District:

Great Pond Improvement District (the "District") was created pursuant to a Special Act and encompasses approximately 653 acres in the Town. The Special Act establishes the territorial boundaries of the District, procedures for creating the District, the powers enumerated to the District, including the power to issue bonds and levy special benefit assessments, and the use of bond proceeds and benefit assessments to fund public improvements for the District. The Special Act permits the District to issue bonds in an aggregate amount up to \$140,000,000, in one or more series. Any debt issued by the District is NOT debt of the Town or a pledge of the full faith and credit of the Town but shall be payable solely by the District.

The District is a master-planned development with approximately 313 acres of park and conservation land, providing a contemplated walkable, mixed-use village center for the District, the Town and the surrounding region. Within the District, Great Pond Village is a master-planned, mixed-use community which is permitted for up to 1,200 residential units (including market-rate apartments, senior housing and for sale condominiums and townhomes). Additionally, Great Pond Village's master plan calls for up to 40,000 square feet of retail space comprised of restaurants, cafes and shops, 600,000 square feet of research and development and commercial office space, 128,000 square feet of community use space, and up to 1,000,000 square feet of industrial use space. Great Pond Village is expected to be developed in multiple phases over a period of 10 to 15 years. Phase I of the project is complete and consists of 230 units of market rate housing and valued at approximately \$20,000,000.

In April 2012, the Town and the District entered into an Interlocal Agreement. Pursuant to the provisions of the Interlocal Agreement, upon the collection by the tax collector of the Town of any real and personal property tax revenues with respect to the District Property, the Town shall receive first its non-incremental tax revenues. All incremental tax revenues shall be split 50% / 50% with, 50% being paid to the Town for its general use and 50% being deposited in the Special District Fund, which shall be transferred to the District to pay the Debt Service Requirements and the Administrative Expenses of the District. The District has authorized the issuance of \$131,425,000 of special revenue bonds.

#### Fire Districts:

Windsor has two underlying special tax districts, Wilson Fire District and Windsor Fire District. As of June 30, 2020, the Windsor Fire District and the Wilson Fire District have no outstanding debt.

## DEBT STATEMENT

As of June 24, 2021

(Pro Forma)

<b>Long-Term Indebtedness (1)</b>	
The Bonds (This Issue).....	\$ 21,270,000
General Purpose.....	35,652,000
Schools.....	<u>10,328,000</u>
<b>Total Long-Term Indebtedness.....</b>	<b>67,250,000</b>
<b>Short-Term Indebtedness</b>	
The Notes (This Issue).....	<u>2,610,000</u>
<b>Total Direct Indebtedness.....</b>	<b>69,860,000</b>
<b>Exclusions</b>	<u>-</u>
<b>Total Net Direct Indebtedness.....</b>	<b>69,860,000</b>
<b>Total Underlying and Net Overlapping Indebtedness (2)...</b>	<u>87,929,940</u>
<b>Total Net Direct and Net Overlapping Indebtedness.....</b>	<b><u>\$ 157,789,940</u></b>

- (1) Does not include \$5,470,000 of authorized but unissued debt. See "Authorized but Unissued Debt" herein for a complete list of all projects currently authorized by the Town.
- (2) Does not include co-terminus Great Pond Improvement District (the "District") debt. Although included in the calculation of the Town's statutory debt limit, debt issued by the District is NOT debt of the Town and is not a pledge of the full faith and credit of the Town but shall be payable solely by the District. The District issued \$8,575,000 Special Obligation Revenue Bonds, 2019 Series (Great Pond Phase I Project) on or about July 9, 2019. (See "Overlapping and Underlying Indebtedness" – "Great Pond Improvement District" herein). Includes MDC debt as of March 31, 2021. (See "Overlapping and Underlying Indebtedness" herein).

## CURRENT DEBT RATIOS

As of June 24, 2021

(Pro Forma)

Total Direct Indebtedness.....	\$ 69,860,000
Total Net Direct Indebtedness.....	\$ 69,860,000
Total Net Direct and Net Overlapping Indebtedness....	\$ 157,789,940
Population (1).....	28,859
Net Taxable Grand List (10/1/19).....	\$ 3,212,253,015
Estimated Full Value.....	\$ 4,588,932,879
Equalized Net Taxable Grand List (2018) (2).....	\$ 4,440,713,889
Per Capita Income (2019) (1).....	\$ 41,080
<b>Total Direct Indebtedness:</b>	
Per Capita.....	\$2,420.74
To Net Taxable Grand List .....	2.17%
To Estimated Full Value .....	1.52%
To Equalized Net Taxable Grand List.....	1.57%
Per Capita to Per Capita Income.....	5.89%
<b>Total Net Direct Indebtedness:</b>	
Per Capita.....	\$2,420.74
To Net Taxable Grand List.....	2.17%
To Estimated Full Value.....	1.52%
To Equalized Net Taxable Grand List.....	1.57%
Per Capita to Per Capita Income.....	5.89%
<b>Total Net Direct and Net Overlapping Indebtedness:</b>	
Per Capita.....	\$5,467.62
To Net Taxable Grand List.....	4.91%
To Estimated Full Value.....	3.44%
To Equalized Net Taxable Grand List.....	3.55%
Per Capita to Per Capita Income.....	13.31%

(1) U.S. Department of Commerce, 2014-2019 American Community Survey.

(2) Office of Policy and Management, State of Connecticut.

**LEGAL REQUIREMENTS FOR APPROVAL OF BORROWING**

The Town has the power to incur indebtedness by issuing its bonds or notes as authorized by the General Statutes of the State of Connecticut subject to statutory debt limitations and the requirements of the Town Charter for the authorization of indebtedness. Under the Town Charter, Town Meeting approval is required when bonds or notes, except tax anticipation notes, are issued in excess of 2% of the tax levy. An ordinance providing for the sale or purchase of real estate valued in excess of \$10,000 must be adopted at a Town Meeting by a vote of the majority. Borrowing and additional appropriations in excess of 3% of the tax levy require approval by referendum.

**TEMPORARY FINANCING**

When general obligation bonds have been authorized, bond anticipation notes may be issued maturing in not more than two years (CGS Sec. 7-378). Temporary notes may be renewed up to ten years from their original date of issue as long as all project grant payments are applied toward payment of project costs or temporary notes when they become due and payable, and the legislative body schedules principal reductions by the end of the third year and for each subsequent year during which such temporary notes remain outstanding, in an amount equal to a minimum of 1/20<sup>th</sup> (1/30<sup>th</sup> for sewer projects and certain school projects) of the estimated net project cost (CGS Sec. 7-378a). The term of the bond issue is reduced by the amount of time temporary financing exceeds two years.

Temporary notes must be permanently funded no later than ten years from their initial borrowing date, except sewer notes issued in anticipation of State and/or Federal grants. If written commitment exists, the municipality may renew the sewer notes from time to time in terms not to exceed six months until such time that the final grant payments are received (CGS Sec. 7-378b).

Temporary notes may also be issued for up to 15 years for certain capital projects associated with the operation of a waterworks system (CGS Sec. 7-244a) or a sewage system (CGS Sec. 7-264a). In the first year following the completion of the project(s), or in the sixth year following the original date of issue (whichever is sooner), and in each year thereafter, the notes must be reduced by 1/15<sup>th</sup> of the total amount of the notes issued by funds derived from sources of payment specified by statute. Temporary notes may be issued in one-year maturities for up to 15 years in anticipation of sewer assessments receivable, such notes to be reduced annually by the amount of assessments received during the preceding year (CGS Sec. 7-269a).

**CAPITAL IMPROVEMENT PROGRAM**

Under Town Charter, the Town Manager annually submits an updated six-year capital improvement program. The plan is an organized and methodical approach to add or replace capital items for each department within the General Government and Board of Education. The proposed 2022-2027 plan includes projects totaling \$75,263,400. A copy of the most recent capital improvement program is available from the Town Manager's Office

**SCHOOL BUILDING GRANT REIMBURSEMENTS**

Pursuant to Section 10-287i of the Connecticut General Statutes, as amended, for all school building projects approved after July 1, 1996, the State provides proportional progress payments during construction for the State's share of the eligible construction costs. The State grant will be paid directly to the municipality after it submits its request for progress payments, and accordingly, the municipality will issue bonds only for its share of project costs.

**LIMITATION OF INDEBTEDNESS**

Municipalities shall not incur indebtedness through the issuance of bonds or notes which will cause aggregate indebtedness by class to exceed the following:

General Purposes:	2.25 times annual receipts from taxation
School Purposes:	4.50 times annual receipts from taxation
Sewer Purposes:	3.75 times annual receipts from taxation
Urban Renewal Purposes:	3.25 times annual receipts from taxation
Unfunded Pension Liability Purposes:	3.00 times annual receipts from taxation

In no case however, shall total indebtedness exceed seven times the base. "Annual receipts from taxation," (the "base") are defined as total tax collections including interest, penalties and late payment of taxes and state payments for revenue loss under CGS Sections 12-129d and 7-528.

The CGS also provide for exclusion from the debt limit calculation debt (i) issued in anticipation of taxes; (ii) issued for the supply of water, gas, electricity, electric demand response, conservation and load management, distributed generation and renewable energy projects; for the construction of subways for cables, wires and pipes; for the construction of underground conduits for cables, wires and pipes; for the construction and operation of a municipal community antenna television system and for two or more of such purposes; (iii) issued in anticipation of the receipt of proceeds from assessments levied upon property benefited by any public improvement; (iv) issued in anticipation of the receipt of proceeds from State or Federal grants evidenced by a written commitment or for which allocation has been approved by the State Bond Commission or from a contract with the state, state agencies or another municipality providing for the reimbursement of costs but only to the extent such indebtedness can be paid from such proceeds; (v) issued for certain water pollution control projects; and (vi) upon placement in an escrow of the proceeds of refunding bonds, notes or other obligations or other funds of the municipality in an amount sufficient to provide for the payment when due of principal of and interest on such bond, note or other evidence of indebtedness.

**STATEMENT OF STATUTORY DEBT LIMITATION**  
As of June 24, 2021  
(Pro Forma)

Total Fiscal Year 2020 tax collections (including interest and lien fees)	\$ 100,957,295
State Reimbursement for Revenue Loss on:	
Tax Relief for the Elderly	-
Base for Establishing Debt Limit	<u>\$ 100,957,295</u>

<u>Debt Limitation</u>	<u>General Purpose</u>	<u>Schools</u>	<u>Sewers</u>	<u>Urban Renewal</u>	<u>Past Pension</u>	<u>Total Debt</u>
(2.25 times base).....	\$ 227,153,914					
(4.50 times base).....		\$ 454,307,828				
(3.75 times base).....			\$ 378,589,856			
(3.25 times base).....				\$ 328,111,209		
(3.00 times base).....					\$ 302,871,885	
(7.00 times base).....						\$ 706,701,065
<b>Indebtedness (Including the Bonds and the Notes)</b>						
Bonds Payable.....	\$ 35,652,000	\$ 10,328,000	\$ -	\$ -	\$ -	\$ 45,980,000
The Bonds (This Issue).....	16,895,000	4,375,000	-	-	-	21,270,000
The Notes (This Issue).....	1,775,000	835,000	-	-	-	2,610,000
Overlapping and						
Underlying Debt (1).....	8,575,000	-	79,354,940	-	-	87,929,940
Authorized but						
Unissued Debt.....	4,565,000	905,000	-	-	-	5,470,000
Total Indebtedness.....	<u>67,462,000</u>	<u>16,443,000</u>	<u>79,354,940</u>	<u>-</u>	<u>-</u>	<u>163,259,940</u>
School Grants Receivable.....	-	-	-	-	-	-
Total Net Indebtedness.....	<u>67,462,000</u>	<u>16,443,000</u>	<u>79,354,940</u>	<u>-</u>	<u>-</u>	<u>163,259,940</u>
Excess of Limit Over						
Outstanding and						
Authorized Debt.....	<u>\$ 159,691,914</u>	<u>\$ 437,864,828</u>	<u>\$ 299,234,916</u>	<u>\$ 328,111,209</u>	<u>\$ 302,871,885</u>	<u>\$ 543,441,125</u>

(1) The District issued \$8,575,000 Special Obligation Revenue Bonds, 2019 Series (Great Pond Phase I Project) on or about July 9, 2019. (See "Overlapping and Underlying Indebtedness" – "Great Pond Improvement District" herein). Includes MDC debt as of March 31, 2021. (See "Overlapping and Underlying Indebtedness" herein).

*[The remainder of this page intentionally left blank]*



**AUTHORIZED BUT UNISSUED DEBT**

<b>Projects</b>	<b>Amount Authorized</b>	<b>Prior Bonds</b>	<b>Notes Payable</b>	<b>The Bonds (This Issue)</b>	<b>The Notes (This Issue)</b>	<b>Authorized But Unissued</b>
Public Safety Complex Renovation.....	\$ 33,900,000	\$ 14,500,000	\$ -	\$ 14,835,000	\$ -	\$ 4,565,000
Wilson Firehouse HVAC Replacement.....	340,000	-	-	340,000	-	-
Fire Pumper Engine Replacement.....	670,000	-	-	670,000	-	-
Sage Park Middle School Partial Roof Replacement.....	1,990,000	-	-	750,000	835,000	405,000
Firehouses Ventilation Systems.....	130,000	-	-	130,000	-	-
Day Hill Rd. Adaptive Signal Control Installations.....	1,150,000	-	-	-	1,150,000	-
L.P. Wilson Community Center Boiler Replacement.....	1,100,000	-	-	475,000	625,000	-
Pavement Resurfacing at Town Facilitites & Schools.....	240,000	-	-	240,000	-	-
Welch Park & Goslee Park Aquatic Facilities Improvements - Design.....	205,000	-	-	205,000	-	-
Windsor High School HVAC Improvements.....	2,105,000	-	-	1,605,000	-	500,000
Sage Park Middle School HVAC Improvements.....	2,020,000	-	-	2,020,000	-	-
<b>Total.....</b>	<b>\$ 43,850,000</b>	<b>\$ 14,500,000</b>	<b>\$ -</b>	<b>\$ 21,270,000</b>	<b>\$ 2,610,000</b>	<b>\$ 5,470,000</b>

**HISTORICAL DEBT STATEMENT**

	<b>2020-21 (1)</b>	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>	<b>2016-17</b>
Population (2).....	28,859	28,859	28,859	28,859	28,859
Net taxable grand list.....	\$ 3,154,746,753	\$ 3,109,299,310	\$ 2,959,804,528	\$ 2,886,746,036	\$ 2,924,298,305
Estimated full value.....	\$ 4,506,781,076	\$ 4,441,856,157	\$ 4,228,292,183	\$ 4,123,922,909	\$ 4,177,569,007
Equalized net taxable grand list (3)....	\$ 4,440,713,889	\$ 4,440,713,889	\$ 4,518,598,159	\$ 4,242,507,812	\$ 4,440,057,842
Per capita income (2).....	\$ 41,080	\$ 39,725	\$ 39,725	\$ 39,725	\$ 39,725
Short-term debt.....	\$ 2,610,000	\$ 12,500,000	\$ 11,970,000	\$ -	\$ -
Long-term debt.....	\$ 67,250,000	\$ 52,140,000	\$ 43,090,000	\$ 39,105,000	\$ 38,340,000
Total Direct Indebtedness.....	\$ 69,860,000	\$ 64,640,000	\$ 55,060,000	\$ 39,105,000	\$ 38,340,000
Net Direct Indebtedness.....	\$ 69,860,000	\$ 64,640,000	\$ 55,060,000	\$ 39,105,000	\$ 38,340,000
Net Direct and Net Overlapping Indebtedness.....	\$ 157,789,940	\$ 154,140,597	\$ 145,274,148	\$ 125,602,550	\$ 121,668,020

(1) Unaudited estimates.

(2) U.S. Department of Commerce, 2015-2019 American Community Survey.

(3) Office of Policy and Management, State of Connecticut.

*[The remainder of this page intentionally left blank]*

**HISTORICAL DEBT RATIOS**

	<u>2020-21 (1)</u>	<u>2019-20</u>	<u>2018-19</u>	<u>2017-18</u>	<u>2016-17</u>
<b>Total Direct Indebtedness:</b>					
Per capita.....	\$2,420.74	\$2,239.86	\$1,907.90	\$1,355.04	\$1,328.53
To net taxable grand list.....	2.21%	2.08%	1.86%	1.35%	1.31%
To estimated full value.....	1.55%	1.46%	1.30%	0.95%	0.92%
To equalized net taxable grand list.....	1.57%	1.46%	1.22%	0.92%	0.86%
Debt per capita to per capita income.....	5.89%	5.64%	4.80%	3.41%	3.34%
<b>Net Direct Indebtedness:</b>					
Per capita.....	\$2,420.74	\$2,239.86	\$1,907.90	\$1,355.04	\$1,328.53
To net taxable grand list.....	2.21%	2.08%	1.86%	1.35%	1.31%
To estimated full value.....	1.55%	1.46%	1.30%	0.95%	0.92%
To equalized net taxable grand list.....	1.57%	1.46%	1.22%	0.92%	0.86%
Debt per capita to per capita income.....	5.89%	5.64%	4.80%	3.41%	3.34%
<b>Net Direct and Net Overlapping Indebtedness:</b>					
Per capita.....	\$5,467.62	\$5,341.16	\$5,033.93	\$4,352.28	\$4,215.95
To net taxable grand list.....	5.00%	4.96%	4.91%	4.35%	4.16%
To estimated full value.....	3.50%	3.47%	3.44%	3.05%	2.91%
To equalized net taxable grand list.....	3.55%	3.47%	3.22%	2.96%	2.74%
Debt per capita to per capita income.....	13.31%	13.45%	12.67%	10.96%	10.61%

(1) Unaudited estimates.

**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES TO TOTAL GENERAL FUND  
EXPENDITURES AND TRANSFERS OUT**

<u>Fiscal Year Ended 6/30</u>	<u>Annual Debt Service</u>	<u>Total General Fund Expenditures and Transfers out</u>	<u>Ratio of General Fund Debt Service to Total General Fund Expenditures and Transfers Out %</u>
2022 (1)	\$ 8,170,900	\$ 125,787,620	6.50%
2021 (2)	8,086,170	121,653,040	6.65%
2020	8,056,009	118,167,190	6.82%
2019	7,067,791	121,253,395	5.83%
2018	6,927,469	124,302,336	5.57%
2017	6,714,205	124,585,624	5.39%
2016	6,672,435	114,303,514	5.84%
2015	6,201,403	112,600,257	5.51%
2014	6,135,301	110,038,240	5.58%

(1) Estimated actuals for fiscal year 2020-21 and adopted budget for fiscal year 2021-22.

## VII. LEGAL AND OTHER LITIGATION

---

### LITIGATION

The Town of Windsor, its officers, employees, boards and commissions are defendants in various lawsuits. The Town Attorney is of the opinion that all pending litigation will not be finally determined so as to result individually or in the aggregate in a final judgment against the Town which would materially adversely affect its financial position.

### MUNICIPAL ADVISOR

The Town has retained Munistat Services, Inc. (the "Municipal Advisor") to serve as its municipal advisor in connection with the issuance of the Bonds. The Municipal Advisor has not independently verified any of the information contained in this Official Statement and makes no guarantee as to its completeness or accuracy. The Town may engage the Municipal Advisor to perform other services, including without limitation, providing certain investment services with regard to the investment of Bond and Note proceeds.

### DOCUMENTS ACCOMPANYING DELIVERY OF THE BONDS AND THE NOTES

Upon delivery of the Bonds and the Notes, the original purchasers will be furnished with the following:

1. A Signature and No Litigation Certificate stating that at the time of delivery no litigation is pending or threatened effecting the validity of the Bonds and the Notes or the levy or collection of taxes to pay them;
2. A certificate on behalf of the Town, signed by the Town Manager and the Finance Director, which will be dated the date of delivery and attached to a signed copy of the Official Statement, and which will certify to the best of said officials' knowledge and belief, that at the time bids were accepted on the Bonds and the Notes, the descriptions and statements in the Official Statement relating to the Town of Windsor and its finances were true and correct in all material respects and did not contain any untrue statements of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and that there has been no material adverse change in the financial condition of the Town from that set forth in or contemplated by the Official Statement;
3. Receipts for the purchase prices of the Bonds and the Notes;
4. The approving opinions of Pullman & Comley, LLC, Bond Counsel, of Hartford, Connecticut for the Bonds and Notes in substantially in the forms attached as Appendices B and C, respectively;
5. Executed Continuing Disclosure Agreements for the Bonds and the Notes in substantially the forms attached to the Official Statement as Appendices D and E, respectively; and
6. Within seven business days of the bid opening, the Town will furnish the purchaser of the Bonds and the Notes a reasonable number of copies of the Official Statement, as prepared by the Town.

A record of the proceedings taken by the Town in authorizing the Bonds will be kept on file at the principal office of U.S. Bank National Association, of Hartford, Connecticut and will be available for examination upon reasonable request.

*[The remainder of this page intentionally left blank]*

**CONCLUDING STATEMENT**

Additional information concerning the Town and this issue may be obtained upon request from the office of the Finance Director at (860) 285-1936 or from Munistat Services, Inc. at (860) 490-7297.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact. No representation is made that any of such statements will be realized.

This Official Statement is not to be constructed as a contract or agreement between the Town and the purchasers or holders of any of the Bonds and the Notes.

This Official Statement is submitted only in connection with the sale of the Bonds and the Notes by the Town and may not be reproduced or used in whole or part for any other purpose.

**TOWN OF WINDSOR, CONNECTICUT**

/ s / Peter P. Souza

**BY: PETER P. SOUZA**  
*Town Manager*

/ s / James R. Bourke

**BY: JAMES R. BOURKE**  
*Finance Director*

**Dated: June 10, 2021**

## APPENDIX A – FINANCIAL STATEMENTS

### TOWN OF WINDSOR, CONNECTICUT

#### TABLE OF CONTENTS

JUNE 30, 2020

	<u>Page</u>
<i>Independent Auditors' Report</i>	1
<i>Management Discussion and Analysis</i>	3
 <b><u>Basic Financial Statements</u></b>  	
Statement of Net Position (Deficits)	15
Statement of Activities	16
Balance Sheet – Governmental Funds	17
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	18
Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	19
Statement of Net Position (Deficits) – Proprietary Funds	20
Statement of Revenues, Expenses and Changes in Fund Net Position (Deficits) - Proprietary Funds	21
Statement of Cash Flows – Proprietary Funds	22
Statement of Fiduciary Net Position – Fiduciary Funds	23
Statement of Changes in Fiduciary Net Position – Fiduciary Funds	24
Notes to Financial Statements.	25
Required Supplementary Information	77

**Appendix A – Financial Statements** – is taken from the Annual Financial Report of the Town of Windsor for the Fiscal Year ending June 30, 2020 as presented by the Auditors and does not include all of the schedules or management letter made in such report. A copy of the complete report is available upon request to the office of the Finance Director, Town of Windsor, Connecticut.



RSM US LLP

## Independent Auditor's Report

Members of the Town Council  
Town of Windsor, Connecticut

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Town of Windsor, Connecticut (the Town) as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements which collectively comprise the Town's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis, the pension and OPEB related schedules and the General Fund budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The introductory section, combining and individual fund financial statements and other schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and other schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections, as listed in the table of contents, have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 4, 2020 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*RSM US LLP*

New Haven, Connecticut  
December 4, 2020

**Town of Windsor, Connecticut  
Management's Discussion and Analysis- unaudited  
June 30, 2020**

As management of the Town of Windsor, Connecticut (the Town), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here along with additional information we have furnished in our letter of transmittal, as well as the Town's basic financial statements that follow this section.

**Financial Highlights**

- On a government-wide basis, the assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources resulting in total net position at the close of the fiscal year of \$35.5 million. Total net position for Governmental Activities at fiscal year-end was \$45.4 million, which was \$1.9 million higher than the FY 19 net position. Total net position (deficit) for Business-Type Activities was (\$9.9) million, which was an increase of \$0.9 million as compared to FY 19. The net position change for Business-Type Activities is mostly due to a decrease in state grant revenues for the landfill as well as increased post-closure costs.
- Government-wide expenses were \$145.2 million, which is an increase of \$6 million as compared to FY 19. Government-wide revenues were \$146.2 million, which is an increase of \$11.4 million as compared to FY 19.
- At the close of the year, the Town's governmental funds reported, on a current financial resources basis, combined ending fund balances of \$51.9 million, a decrease of \$184 thousand from the prior fiscal year.
- At the end of the current fiscal year, the total fund balance for the General Fund was \$32.1 million, an increase of \$1.3 million from the prior fiscal year. Of the total fund balance as of June 30, 2020, \$28 million represents unassigned fund balance. Unassigned fund balance at year-end represents 20.8% of total FY 20 General Fund expenditures and transfers out and 23% of FY 21 adopted budgeted expenditures. FY 20 expenditures include the state teachers' retirement and Other Post-Employment Benefits (OPEB) payment of \$14.5 million made by the State Department of Education on-behalf of the Town and the FY 21 budget does not.
- In December 2019, a novel strain of coronavirus (COVID-19) surfaced and has spread around the world, with resulting business and social disruption. The coronavirus was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020. There continues to be considerable uncertainty around the expected duration of this pandemic. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. The extent to which the coronavirus may impact governmental activity, business activity or investment results will depend on future developments, which are highly uncertain and cannot be predicted. Although the Town experienced user fee revenue loss for a number of programs and increased expenses during FY 20, the financial impact was not substantial. The Town is currently assessing which, if any, of the COVID-19 Pandemic expenditures that have occurred during FY 20, and continue to occur, may be reimbursable through Federal and State relief programs.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information as well as the basic financial statements.



## **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to private-sector business. All of the resources the Town has at its disposal are shown, including major assets such as buildings and infrastructure. A thorough accounting of the cost of government is rendered because the statements present all costs, not just how much was collected and disbursed. They provide both long-term and short-term information about the Town's overall financial status.

The statement of net position presents information on all of the Town's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. One can think of the Town's net position - the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources - as one way to measure the Town's financial health or financial position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the Town is improving or deteriorating. It speaks to the question of whether or not the Town, as a whole, is better or worse off as a result of this year's activities. Other non-financial factors will need to be considered, however, such as changes in the Town's property tax base and the condition of the Town's infrastructure, to assess the overall health of the Town.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in some future fiscal period; uncollected taxes are an example.

Both of the government-wide financial statements distinguish functions of the Town that are supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

- Governmental activities of the Town encompass most of the Town's basic services and include general government, public safety, public works, human services, culture and recreation, and education. Property taxes, charges for services, and state and federal grants finance most of these activities.
- Business-type activities of the Town include the Landfill, Resident Transfer Station, Child Development Center, and the Caring Connection Adult Day Care Center. They are reported here as the Town charges fees to customers to help cover all or most of the cost of operations.

The government-wide financial statements (statement of net position (deficits) and statement of activities) can be found on pages 15-16 of this report.

## **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control and accountability over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Town has three kinds of funds:

**Governmental funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains ten (10) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund and the Capital Projects Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation as other Non-Major Governmental Funds. Non-Major Governmental Funds for the Town include the Community Development Block Grant Fund, Cafeteria Fund, Educational Grant Programs, J. Bartash Trust Fund, Treehouse Fund, Debt Service Fund, Other Special Revenue Fund and Open Space Fund. The report provides individual fund data for each of these non-major governmental funds in the combining balance sheet on pages 92-93 and in the combining statement of revenues, expenditures and changes in fund balances on pages 94-95.

The Town adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with the authorized budget. The schedule of revenues, expenditures and changes in budgetary fund balance – budgetary basis – budget and actual – General Fund can be found on page 87.

The basic governmental fund financial statements (balance sheet and statement of revenues, expenditures and changes in fund balances) can be found on pages 17-18 of this report.

**Proprietary funds** - The Town maintains two different types of proprietary funds, four enterprise funds, and an internal service fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for its landfill post-closure activities, Resident Transfer Station, Child Development Center, and the Caring Connection Adult Day Care.

Internal service funds are an accounting device used to accumulate and allocate certain costs internally among the Town's various functions. The Town uses one internal service fund to account for its risk management costs related to Workers' Compensation, Property, Liability, and Employee and Retiree Health Insurance. Because these internal services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Landfill Enterprise Fund, which is considered to be the only major proprietary fund of the Town. The report combines the Child Development Center, the Caring Connection Adult Day Care Center, and the Resident Transfer Station into the non-major funds of the Town. Individual fund data for the internal service fund is also provided as a separate column in the proprietary fund financial statements. The proprietary fund financial statements can be found on pages 20-22 of this report.

**Fiduciary funds** - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to provide services to the Town's constituency. The Town has one Defined Benefit Retirement Trust Fund, one OPEB trust fund, and five agency funds. The accounting used for fiduciary funds is similar to the accounting for proprietary funds. The basic fiduciary fund financial statements are on pages 23-24 of this report.

## Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 25-75 of this report.

### Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information.

### Government-wide Financial Analysis

As noted earlier, net position (deficits) may serve over time as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. The Town's governmental activities assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$45.4 million on June 30, 2020, which was an increase of \$1.9 million from the beginning net position of \$43.5 million.

**TOWN OF WINDSOR CONNECTICUT**  
**SUMMARY STATEMENT OF NET POSITION (DEFICIT) (\$000's)**  
**June 30, 2020 and 2019**

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change
	2020	2019	2020	2019	2020	2019	2019-20
Current and other assets	\$ 93,135	\$ 91,471	\$ 24,452	\$ 25,389	\$ 117,587	\$ 116,860	0.6%
Capital assets, net of accumulated depreciation	130,289	113,535	121	159	130,410	113,694	14.7%
<b>Total Assets</b>	<b>223,424</b>	<b>205,006</b>	<b>24,573</b>	<b>25,548</b>	<b>247,997</b>	<b>230,554</b>	<b>7.6%</b>
Deferred outflows of resources	29,473	12,041	-	-	29,473	12,041	144.8%
Current liabilities	22,068	21,393	277	403	22,345	21,796	2.5%
Long-term liabilities outstanding	152,567	121,698	34,190	34,182	186,757	155,880	19.8%
<b>Total Liabilities</b>	<b>174,635</b>	<b>143,091</b>	<b>34,467</b>	<b>34,585</b>	<b>209,102</b>	<b>177,676</b>	<b>17.7%</b>
Deferred Inflows of resources	32,905	30,489	-	-	32,905	30,489	7.9%
<b>Net Position (Deficits):</b>							
Net investment in capital assets	78,183	73,144	121	159	78,304	73,303	6.8%
Restricted	4,451	4,102	-	-	4,451	4,102	8.5%
Unrestricted	(37,278)	(33,779)	(10,015)	(9,196)	(47,293)	(42,975)	10.0%
<b>Total Net Position (Deficits)</b>	<b>\$ 45,356</b>	<b>\$ 43,467</b>	<b>\$ (9,894)</b>	<b>\$ (9,037)</b>	<b>\$ 35,462</b>	<b>\$ 34,430</b>	<b>3.0%</b>

At the end of the current fiscal year, the Town is able to report positive balances of \$35.5 million in net position for the government as a whole, but negative net position for its business-type activities. The negative value is solely attributable to the cost of accruing a pro rata portion of the closure and post-closure costs for the Town's landfill.

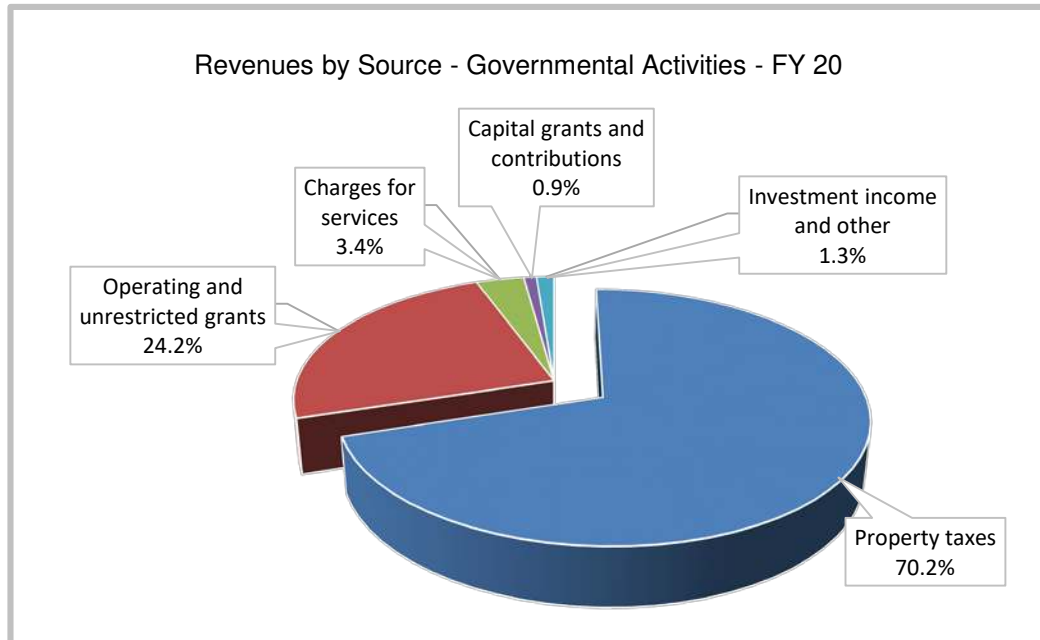
A large portion of the Town's net position (deficits) reflects its net investment in capital assets (e.g., land, buildings, infrastructure, machinery, and equipment), less any related debt that is still outstanding used to acquire those assets. The Town uses these capital assets to provide services to citizens, and consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Consequently, these assets are not available for future spending.

**TOWN OF WINDSOR CONNECTICUT**  
**SUMMARY STATEMENT OF ACTIVITIES (\$000's)**  
**For the Years Ended June 30, 2020 and 2019**

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2019-20</u>
<b>Revenues</b>							
Program revenues							
Charges for services	\$ 4,960	\$ 6,025	\$ 1,353	\$ 1,685	\$ 6,313	\$ 7,710	-18.1%
Operating grants and contributions	32,678	23,304	10	324	32,688	23,628	38.3%
Capital grants and contributions	1,318	452	-	-	1,318	452	191.6%
General revenues							
Property taxes	101,386	98,946	-	-	101,386	98,946	2.5%
Grants not restricted to specific programs	2,352	1,923	-	-	2,352	1,923	22.3%
Miscellaneous	212	182	-	-	212	182	16.5%
Unrestricted investment earnings	1,562	1,581	387	432	1,949	2,013	-3.2%
<b>Total revenues</b>	<b>144,468</b>	<b>132,413</b>	<b>1,750</b>	<b>2,441</b>	<b>146,218</b>	<b>134,854</b>	<b>8.4%</b>
<b>Expenses</b>							
General government	14,851	14,158	-	-	14,851	14,158	4.9%
Culture and recreation	5,323	5,163	-	-	5,323	5,163	3.1%
Human services	2,485	2,069	-	-	2,485	2,069	20.1%
Public works	8,255	7,615	-	-	8,255	7,615	8.4%
Education	96,269	84,241	-	-	96,269	84,241	14.3%
Public safety	14,071	22,391	-	-	14,071	22,391	-37.2%
Interest expense	1,010	907	-	-	1,010	907	11.4%
Landfill	-	-	1,269	984	1,269	984	29.0%
Child development	-	-	1,066	1,116	1,066	1,116	-4.5%
Adult caring connection	-	-	335	384	335	384	-12.8%
Resident Transfer Station	-	-	252	182	252	182	38.5%
Other	-	-	-	-	-	-	-
<b>Total expenses</b>	<b>142,264</b>	<b>136,544</b>	<b>2,922</b>	<b>2,666</b>	<b>145,186</b>	<b>139,210</b>	<b>4.3%</b>
<b>Excess (deficit) of revenues over (under) expenses before transfers</b>	<b>2,204</b>	<b>(4,131)</b>	<b>(1,172)</b>	<b>(225)</b>	<b>1,032</b>	<b>(4,356)</b>	<b>-123.7%</b>
Transfers	(315)	(5)	315	5	-	-	0.0%
<b>Change in net position (deficit)</b>	<b>1,889</b>	<b>(4,136)</b>	<b>(857)</b>	<b>(220)</b>	<b>1,032</b>	<b>(4,356)</b>	<b>-123.7%</b>
Net Position (deficits)- Beginning	43,467	47,603	(9,037)	(8,817)	34,430	38,786	-11.2%
<b>Net position (deficits) Ending</b>	<b>\$ 45,356</b>	<b>\$ 43,467</b>	<b>\$ (9,894)</b>	<b>\$ (9,037)</b>	<b>\$ 35,462</b>	<b>\$ 34,430</b>	<b>3.0%</b>

## Governmental Activities

Approximately 70.2% of revenues and transfers in were derived from property taxes, followed by 24.2% from operating and unrestricted grants, 3.4% from charges for services, 0.9% from capital grants and contributions, and 1.3% from investment earnings and other miscellaneous revenue sources.



Major revenue factors included:

- Property tax revenues in FY 20 totaled \$101.4 million, which represents an increase of \$2.4 million or 2.5% over FY 19 tax revenues. The Town's FY 20 mill rate for real estate and personal property was 32.38 mills. The Town's collection rate on the current adjusted levy (real estate, personal property and motor vehicle) was budgeted at 98.8% which was the same as the prior year's rate.
- Operating grants and contributions increased by \$9.4 million primarily due to a change in the State payment for the teacher's retirement system, which increased \$9.8 million in FY 20.
- Capital grants and contributions increased by \$866 thousand mostly due to receiving a \$1 million grant for a road rehabilitation project on Deerfield Road.
- Charges for services decreased \$1.1 million from the prior year. This is mostly due to a decrease in revenues from building permits in addition to a decrease in recreation and school program revenue as a result of the COVID-19 pandemic.
- Investment income and other miscellaneous revenues increased \$11 thousand year over year.

For Governmental Activities in FY 20, approximately 67.7% of the Town's expenses relate to education (vs. 61.7% in FY 19), 10.4% (vs. 10.4% in FY 19) to general government, 9.9% (vs. 16.4% in FY 19) relate to public safety, 5.8% (vs. 5.6% in FY 19) relate to public works, 3.7% (vs. 3.8% in FY 19) to culture and recreation, 1.7% (vs. 1.5% in FY 19) to human services, and 0.8% (vs. 0.6% in FY 19) to interest on long-term debt. It is important to remember that these expenses include non-budgetary items such as depreciation and disposal of capital assets, the change in compensated absence accruals, as well as pension and OPEB costs.

Major expense factors included:

- Education expenses increased \$12 million from FY 19 primarily due to a change in the State on behalf payment for the teacher's retirement system which increased \$9.8 million in FY 20.
- Public Safety expenses decreased \$8.3 million due to an increase last year in the Town's proportion of the net pension liability in the State of Connecticut Municipal Employees Retirement System (CMERS) defined benefit pension plan.

### **Business-Type Activities**

- The Business-Type Activities net deficit increased by \$857 thousand during FY 20. This is due mostly to the Landfill's closure costs.
- The Resident Transfer Station revenues increased \$34 thousand over last year and the expenditures increased \$70 thousand (or 39%) mostly due to receiving more waste and the cost associated with transferring and disposing of those waste.
- Child Development's FY 20 net position decreased \$64 thousand during FY 20 mostly as a result of having to close the facility for several months due to the COVID-19 pandemic. At the end of the year, the Town Council transferred \$187 thousand from the General Fund Unassigned Fund Balance to mitigate the annual loss that was due to decreased revenues.
- The Caring Connection Adult Day Care's net position increased \$43 thousand during FY 20. Although revenue decreased as a result of the facility being closed for several months due to the COVID-19 pandemic, expenditures and transfers out were reduced as well. There was also a \$170 thousand transfer from the General Fund Unassigned Fund Balance to mitigate the loss of revenues as a result of the pandemic as well as the anticipated annual operating loss.

### **Financial Analysis of the Fund Financial Statements**

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds** - The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available to provide flexibility and meet future obligations.

As of June 30, 2020, the Town's governmental funds reported combined ending fund balances of \$51.9 million, a decrease of \$184 thousand from \$52.1 million the previous year. This is primarily due to timing as a result of FY 19 having unspent borrowing proceeds in the Capital Projects Fund for a major project that was further completed in FY 20. The General Fund unassigned fund balance comprises 54% of the total fund balance. The remainder of the fund balance is considered either non-spendable, restricted, committed, or assigned as defined by GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*. These fund balance definitions can be found in Note 1 of the notes to the financial statements.

The General Fund is the main operating fund of the Town. As of June 30, 2020, the unassigned fund balance for the General Fund was \$28 million, while total fund balance was \$32.1 million. The total fund balance increased \$1.3 million as compared to FY 19 mostly due to similar increased revenues and expenditure savings as noted on page 10 under General Fund Budgetary Highlights. As a measure of the General Fund's liquidity, it is useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 22.6% of total General Fund expenditures of \$124 million, while total fund balance represents 25.8% of that same amount.

The Capital Projects Fund had a total fund balance of \$11.5 million, which is a decrease of \$2.7 million from a balance of \$14.2 million in FY 19. As stated previously, this is primarily due to the timing of when borrowing proceed expenditures. The assigned fund balance of the Capital Projects Fund was \$1 million on June 30, 2020.

**Proprietary funds.** The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The net deficit of the Landfill Enterprise Fund at the end of the year was approximately \$(10.8) million with unrestricted net position (deficits) of approximately \$(10.9) million as compared to \$(9.9) million and \$(10.1) million, respectively, in the prior year. The Landfill Enterprise Fund change in net position (deficits) is \$(896) thousand for the year as compared with a change in net position (deficits) of \$(259) thousand in the prior year. As noted before, the Landfill discontinued accepting municipal solid waste (MSW) on June 30, 2014 and has since been converted to a transfer station facility for residents.

**General Fund Budgetary Highlights**

Actual revenues on a budgetary basis were approximately \$120 million. This amount exceeded budgeted amounts by approximately \$2.2 million. The major revenue variances were:

- Total General Property Tax collections in excess of budget by \$880 thousand mostly due to current levy collections in excess of \$547 thousand in addition to interim motor vehicle tax collections in excess of \$247 thousand and interest in excess of \$96 thousand.
- Intergovernmental revenue exceeded budget by \$751 thousand mostly due to an increase in State School Aid and State Grants in Lieu of Taxes revenues from municipal Grants-In-Aid, Special Education Excess Cost, and the Airport Development Zone payment in lieu of taxes.
- Conveyance fee collections exceeded budget by \$201 thousand and were primarily attributable to large corporate sales.
- Special Education Tuition from Other Towns exceeded budget by \$132 thousand.
- Town Planning & Zoning Commissions Fees exceeded budget by \$95 thousand due to a large distribution center construction project.
- Building Permits exceeded budget by \$88 thousand mostly due to several commercial renovations.

Actual expenditures including transfers, but not use of fund balance, were \$117.1 million and kept under budget by approximately \$1.6 million. Savings from the Board of Education in the amount of \$741 thousand mostly due to COVID-19 school closures and town personnel savings from vacant positions and employees out on worker compensation, disability, and military leave made up the majority of this variance. The storm control budget also saw a notable savings as a result of a mild winter.

The difference between the original budget and the final amended budget was for additional appropriations of \$743,000 thousand from the unassigned fund balance. Uses were as follows:

Roger Wolcott School Survey and Materials Testing	\$ 25,000
Sage Park School LED Lighting Project	346,000
Windsor Volunteer Ambulance Financial Assistance	130,000
Transfer to Caring Connection	55,000
Transfer to Discovery Center	187,000
	\$ 743,000

These items combined (additional revenues, expenditure savings, and use of fund balance) produced an increase of \$2.1 million to the General Fund budgetary fund balance. This takes into consideration that the \$900 thousand opening cash appropriation was not needed to balance the budget as actual revenues exceeded actual expenditures during the year.

## Capital Asset and Debt Administration

### Capital Assets

The Town's investment in capital assets for its governmental and business-type activities as of June 30, 2020, amounted to \$130.4 million (net of accumulated depreciation) compared to \$113.7 million in the prior fiscal year. This investment in capital assets includes land, building and mechanical improvements, machinery and equipment, park facilities, roads, sewers, and bridges.

#### TOWN OF WINDSOR CONNECTICUT CAPITAL ASSETS (net of depreciation) June 30, 2020

	Governmental Activities	Business- Type Activities	Total
Land	\$ 7,034,284	\$ -	\$ 7,034,284
Construction in progress	29,152,443	-	29,152,443
Buildings and improvements	60,135,074	25,905	60,160,979
Infrastructure	18,261,681	-	18,261,681
Machinery and equipment	15,705,211	94,846	15,800,057
<b>Total</b>	<b>\$ 130,288,693</b>	<b>\$ 120,751</b>	<b>\$ 130,409,444</b>

Major additions during the year included the following:

- Windsor High School East Field Improvements
- Windsor High School HVAC Improvements
- Poquonock School HVAC Improvements Phase III
- Town Hall Portico Restoration
- Mill Brook Building Improvements
- Island Rd. Pavement Rehabilitation
- Fire Pumper Engine

Additional information on the Town's capital assets can be found in Note 4 of this report.

### Debt Administration

At the end of the current fiscal year, the Town had total bonded debt outstanding of \$52.1 million. 100% of this debt is backed by the full faith and credit of the Town government.

#### TOWN OF WINDSOR CONNECTICUT OUTSTANDING DEBT June 30, 2020

	Governmental Activities
General obligation bonds	<u>\$ 52,140,000</u>

The Town's total bonded debt increased by \$9.1 million or 21% during the current fiscal year as compared to a 10% increase in FY 19.

The Town's general obligation bond rating is AAA from Standard & Poor's. This rating was reaffirmed in June of 2020 when the Town issued general obligation bonds in the amount of \$15.6 million and \$12.5 million in bond anticipation notes.



The State of Connecticut limits the amount of general obligation debt that towns and cities can issue based on a formula determined under State Statutes and according to type of debt and the tax base. The Town's overall statutory debt limit is equal to seven times annual receipts from taxation or \$694 million, up from \$660 million in FY 19. As of June 30, 2020, the Town recorded long-term debt of \$52.1 million related to Governmental Activities, well below its statutory debt limits. The following is a summary as of June 30, 2020 of the future principal and interest requirements for the Town's general obligation bonds:

Fiscal Year Ending	Principal Payments	Interest Payments	Total Debt Service
2021	\$ 6,370,000	\$ 1,467,171	\$ 7,837,171
2022	5,260,000	1,282,855	6,542,855
2023	5,215,000	1,108,055	6,323,055
2024	4,235,000	953,275	5,188,275
2025	3,255,000	827,763	4,082,763
2026	2,830,000	726,581	3,556,581
2027	2,800,000	641,906	3,441,906
2028	2,380,000	570,400	2,950,400
2029	2,030,000	509,025	2,539,025
2030	2,030,000	454,000	2,484,000
2031	2,035,000	396,850	2,431,850
2032	2,035,000	338,925	2,373,925
2033	2,035,000	288,175	2,323,175
2034	1,580,000	236,800	1,816,800
2035	1,580,000	198,450	1,778,450
2036	1,580,000	158,850	1,738,850
2037	1,580,000	119,250	1,699,250
2038	1,280,000	79,650	1,359,650
2039	1,280,000	48,270	1,328,270
2040	750,000	16,500	766,500
	<u>\$ 52,140,000</u>	<u>\$ 10,422,751</u>	<u>\$ 62,562,751</u>

Additional information on the Town's long-term debt can be found in Note 7 of this report.

### Economic Factors

As of September 2020, the unemployment rate for the Town was 8.0%. The unemployment rate for the Hartford labor market area was 7.3% and for the State of Connecticut, it stood at 7.5%. The overall national average was 7.9% for this same time period.

Overall, unemployment rates have increased since last year and the overall economy has been impacted by the global coronavirus pandemic. The Town's main source of revenue is property taxes, and this income stream has proven to be stable. State revenues make up a smaller portion of the Town's total revenue, and fortunately, this revenue has seen only minor fluctuations in the current period. Even with an over-reliance on property taxes and no significant increases in state aid, the Town has been able to adjust expenditures accordingly and continues to provide high levels of service.

The Town has a high quality tax base which includes a diverse mix of commercial and business enterprises, and this lends even more stability to the Town's revenue. The Town has maintained an active economic development program that has attracted and retained firms, and prides itself on a fast development approval process. The Town has positioned itself as a destination address for office and commercial development, and this increased development will lend itself to an increase in the tax base in coming years. Statistics on growth for the last ten years are available in the statistical section of this report.

## **Requests for Information**

The Town of Windsor's Comprehensive Annual Financial Report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the Town's finances, and to demonstrate transparency and the Town's accountability for the money it receives and expends. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director at 275 Broad Street, Windsor, CT 06095.

**This page intentionally left blank.**

## **Basic Financial Statements**

Town of Windsor, Connecticut

Statement of Net Position (Deficit)

June 30, 2020

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
Cash and cash equivalents	\$ 70,276,726	\$ 19,685,681	\$ 89,962,407
Investments	15,834,452	4,735,784	20,570,236
Receivables:			
Property taxes, net of allowance for collection losses	1,280,826	-	1,280,826
Accounts receivable	1,537,319	-	1,537,319
Customer receivables	19,906	30,606	50,512
Community rehabilitation loans, net	1,938,235	-	1,938,235
Inventories	19,854	-	19,854
Prepays	9,481	-	9,481
Restricted cash and cash equivalents - capital outlay	2,217,868	-	2,217,868
Capital assets, not being depreciated	36,186,727	-	36,186,727
Capital assets, being depreciated, net of depreciation	94,101,966	120,751	94,222,717
<b>Total assets</b>	<b>223,423,360</b>	<b>24,572,822</b>	<b>247,996,182</b>
Deferred outflows of resources:			
Deferred charge on refunding	153,789	-	153,789
Deferred OPEB expense	17,427,739	-	17,427,739
Deferred pension expense	11,891,209	-	11,891,209
<b>Total deferred outflows of resources</b>	<b>29,472,737</b>	<b>-</b>	<b>29,472,737</b>
<b>Liabilities</b>			
Accounts payable and accruals	8,698,343	242,129	8,940,472
Accrued interest payable	128,106	-	128,106
Bond anticipation notes	12,500,000	-	12,500,000
Unearned revenues	741,581	34,587	776,168
Long-term liabilities:			
Due within one year	6,595,517	1,381,753	7,977,270
Due in more than one year	145,971,495	32,808,579	178,780,074
<b>Total liabilities</b>	<b>174,635,042</b>	<b>34,467,048</b>	<b>209,102,090</b>
Deferred inflows of resources:			
Advance property tax collections	4,129,334	-	4,129,334
Deferred OPEB related items	27,538,477	-	27,538,477
Deferred pension related items	1,237,165	-	1,237,165
<b>Total deferred inflows of resources</b>	<b>32,904,976</b>	<b>-</b>	<b>32,904,976</b>
Net position (deficits):			
Net investment in capital assets	78,182,932	120,751	78,303,683
Restricted:			
Community rehabilitation program	1,938,235	-	1,938,235
Public works	1,658,635	-	1,658,635
Other	853,948	-	853,948
Unrestricted (deficit)	(37,277,671)	(10,014,977)	(47,292,648)
<b>Total net position (deficits)</b>	<b>\$ 45,356,079</b>	<b>\$ (9,894,226)</b>	<b>\$ 35,461,853</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Activities  
Year Ended June 30, 2020

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Positions		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ (14,851,161)	\$ 1,195,299	\$ 7,500	\$ -	\$ (13,648,362)	\$ -	\$ (13,648,362)
Culture and recreation	(5,322,505)	1,229,103	40,636	-	(4,052,766)	-	(4,052,766)
Human services	(2,485,448)	132,072	106,592	-	(2,246,784)	-	(2,246,784)
Public works	(8,254,616)	134,594	404,032	1,317,773	(6,398,217)	-	(6,398,217)
Education	(96,267,934)	1,245,985	32,085,200	-	(62,936,749)	-	(62,936,749)
Public safety	(14,070,744)	1,022,761	34,276	-	(13,013,707)	-	(13,013,707)
Interest expense	(1,010,185)	-	-	-	(1,010,185)	-	(1,010,185)
<b>Total governmental activities</b>	<b>(142,262,593)</b>	<b>4,959,814</b>	<b>32,678,236</b>	<b>1,317,773</b>	<b>(103,306,770)</b>	<b>-</b>	<b>(103,306,770)</b>
Business-type activities:							
Landfill	(1,268,743)	-	-	-	-	(1,268,743)	(1,268,743)
Child Development Center	(1,065,609)	809,372	-	-	-	(256,237)	(256,237)
Caring Connection Adult Day Care	(335,291)	239,667	9,827	-	-	(85,797)	(85,797)
Resident Transfer Station	(252,179)	303,725	-	-	-	51,546	51,546
<b>Total business-type activities</b>	<b>(2,921,822)</b>	<b>1,352,764</b>	<b>9,827</b>	<b>-</b>	<b>-</b>	<b>(1,559,231)</b>	<b>(1,559,231)</b>
<b>Total primary government</b>	<b>\$ (145,184,415)</b>	<b>\$ 6,312,578</b>	<b>\$ 32,688,063</b>	<b>\$ 1,317,773</b>	<b>(103,306,770)</b>	<b>(1,559,231)</b>	<b>(104,866,001)</b>
General revenues:							
Property taxes					101,385,868	-	101,385,868
Miscellaneous					211,985	-	211,985
Grants and contributions not restricted to specific programs					2,352,054	-	2,352,054
Unrestricted investment earnings					1,561,766	386,801	1,948,567
Internal transfers					(314,770)	314,770	-
<b>Total general revenues and internal transfers</b>					<b>105,196,903</b>	<b>701,571</b>	<b>105,898,474</b>
<b>Change in net position (deficit)</b>					<b>1,890,133</b>	<b>(857,660)</b>	<b>1,032,473</b>
Net position (deficit) - beginning					<b>43,465,946</b>	<b>(9,036,566)</b>	<b>34,429,380</b>
Net position (deficit) - ending					<b>\$ 45,356,079</b>	<b>\$ (9,894,226)</b>	<b>\$ 35,461,853</b>

See notes to financial statements.

**Town of Windsor, Connecticut**

**Balance Sheet - Governmental Funds  
June 30, 2020**

	Major Funds		Other Nonmajor Governmental Funds	Total Governmental Funds
	General	Capital Projects		
<b>Assets</b>				
Cash and cash equivalents	\$ 30,410,887	\$ 19,178,453	\$ 7,114,938	\$ 56,704,278
Investments	7,437,232	5,147,312	1,075,870	13,660,414
Restricted cash and cash equivalents	-	2,217,868	-	2,217,868
Receivables (net of allowances for collection losses):				
Property taxes	1,280,826	-	-	1,280,826
Accounts receivable	124,185	-	1,413,084	1,537,269
Community rehabilitation loans, net	-	-	1,938,235	1,938,235
Due from other funds	2,043,688	-	-	2,043,688
Prepays	-	-	9,481	9,481
Inventories	19,854	-	-	19,854
<b>Total assets</b>	<b>\$ 41,316,672</b>	<b>\$ 26,543,633</b>	<b>\$ 11,551,608</b>	<b>\$ 79,411,913</b>
<b>Liabilities</b>				
Accounts payable and accrued liabilities	\$ 3,717,499	\$ 2,561,823	\$ 234,454	\$ 6,513,776
Bond anticipation notes	-	12,500,000	-	12,500,000
Unearned revenue	-	-	741,581	741,581
Due to other funds	350,000	-	2,043,638	2,393,638
<b>Total liabilities</b>	<b>4,067,499</b>	<b>15,061,823</b>	<b>3,019,673</b>	<b>22,148,995</b>
Deferred inflow of resources:				
Advance tax collections	4,129,334	-	-	4,129,334
Unavailable resources	1,060,815	-	187,056	1,247,871
<b>Total deferred inflows of resources</b>	<b>5,190,149</b>	<b>-</b>	<b>187,056</b>	<b>5,377,205</b>
Fund balances:				
Nonspendable	19,854	-	22,481	42,335
Restricted	-	4,528,225	4,450,818	8,979,043
Committed	-	5,915,432	3,175,227	9,090,659
Assigned	4,001,808	1,038,153	696,353	5,736,314
Unassigned	28,037,362	-	-	28,037,362
<b>Total fund balances</b>	<b>32,059,024</b>	<b>11,481,810</b>	<b>8,344,879</b>	<b>51,885,713</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 41,316,672</b>	<b>\$ 26,543,633</b>	<b>\$ 11,551,608</b>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets, net of accumulated depreciation purchased in governmental funds are reported as expenditures, however, the statement of net position includes those capital assets and accumulated depreciation among the assets of the Town as a whole.	130,288,693
Other long-term assets are not available and therefore not recognized in the funds.	1,247,871
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	(152,567,012)
Deferred charge on refunding	153,789
Internal service funds are used by management to charge the costs of risk management to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	13,931,825
Deferred pension expense due to pension related items	11,891,209
Deferred pension credit due to pension related items	(1,237,165)
Deferred OPEB expense due to OPEB related items	17,427,739
Deferred OPEB credit due to OPEB related items	(27,538,477)
Accrued interest payable	(128,106)

Net position of governmental activities

\$ 45,356,079

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Governmental Funds  
 Year Ended June 30, 2020

	Major Funds		Other Nonmajor Governmental Funds	Total Governmental Funds
	General	Capital Projects		
<b>Revenues:</b>				
Property taxes	\$ 101,117,016	\$ -	\$ -	\$ 101,117,016
State and Federal governments	29,923,509	1,369,773	5,106,781	36,400,063
Charges for services	3,904,610	-	1,055,059	4,959,669
Investment income	1,105,344	295,764	40,256	1,441,364
Other	-	84,350	122,414	206,764
<b>Total revenues</b>	<b>136,050,479</b>	<b>1,749,887</b>	<b>6,324,510</b>	<b>144,124,876</b>
<b>Expenditures:</b>				
Current:				
Education	85,617,316	-	5,420,728	91,038,044
General government	14,456,066	-	140,205	14,596,271
Culture and recreation	4,493,386	-	82,868	4,576,254
Human services	1,439,270	-	145,558	1,584,828
Public safety	11,236,341	-	37,092	11,273,433
Public works	6,800,614	-	160,003	6,960,617
Debt service:				
Principal retirements	-	-	6,520,000	6,520,000
Interest and other charges	-	-	1,536,010	1,536,010
Capital outlay	-	22,804,665	-	22,804,665
<b>Total expenditures</b>	<b>124,042,993</b>	<b>22,804,665</b>	<b>14,042,464</b>	<b>160,890,122</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>12,007,486</b>	<b>(21,054,778)</b>	<b>(7,717,954)</b>	<b>(16,765,246)</b>
<b>Other financing sources (uses):</b>				
Transfers in	42,000	2,801,000	7,595,640	10,438,640
Transfers out	(10,753,410)	-	-	(10,753,410)
Issuance of bonds	-	15,570,000	-	15,570,000
Premium on bonds issued	-	-	1,326,016	1,326,016
<b>Total other financing (uses) sources</b>	<b>(10,711,410)</b>	<b>18,371,000</b>	<b>8,921,656</b>	<b>16,581,246</b>
<b>Change in fund balances</b>	<b>1,296,076</b>	<b>(2,683,778)</b>	<b>1,203,702</b>	<b>(184,000)</b>
Fund balances, beginning	30,762,948	14,165,588	7,141,177	52,069,713
<b>Fund balances, ending</b>	<b>\$ 32,059,024</b>	<b>\$ 11,481,810</b>	<b>\$ 8,344,879</b>	<b>\$ 51,885,713</b>

See notes to financial statements.



**Town of Windsor, Connecticut**

**Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of  
Governmental Funds to the Statement of Activities  
Year Ended June 30, 2020**

Net change in fund balances – total governmental funds	\$ (184,000)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	16,753,448
Changes in receivables that impact revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	222,217
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net positions. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(9,902,929)
Some expenses including deferred inflows/outflows reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. The change in these expenses are as follows:	
Change in deferred outflows - pensions	2,211,127
Change in deferred inflows - pensions	(105,646)
Change in deferred outflow - OPEB	15,278,583
Change in deferred inflow - OPEB	(2,887,415)
Changes in some liabilities that impact expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(20,970,758)
The net income of certain activities of internal service funds is reported with governmental activities	1,475,506
<b>Change in net position of governmental activities</b>	<b>\$ 1,890,133</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Net Position (Deficit) - Proprietary Funds

June 30, 2020

	Business-Type Activities - Enterprise Funds			Governmental
	Landfill	Other Nonmajor Enterprise Funds	Total	Internal Service Fund
<b>Assets</b>				
Current assets:				
Cash and cash equivalents	\$ 18,839,137	\$ 846,544	\$ 19,685,681	\$ 13,572,448
Investments	4,532,131	203,653	4,735,784	2,174,038
Due from other funds	-	-	-	350,000
Customer receivables, net	-	30,606	30,606	19,906
<b>Total current assets</b>	<b>23,371,268</b>	<b>1,080,803</b>	<b>24,452,071</b>	<b>16,116,392</b>
Noncurrent assets:				
Capital assets (net of accumulated depreciation)	114,563	6,188	120,751	-
<b>Total noncurrent assets</b>	<b>114,563</b>	<b>6,188</b>	<b>120,751</b>	<b>-</b>
<b>Total assets</b>	<b>23,485,831</b>	<b>1,086,991</b>	<b>24,572,822</b>	<b>16,116,392</b>
<b>Liabilities</b>				
Current liabilities:				
Accounts payable and accrued liabilities	166,112	92,850	258,962	70,874
Unearned revenue	-	34,587	34,587	-
Accrued claims payable	-	-	-	1,070,944
Accrued post closure costs	1,364,920	-	1,364,920	-
<b>Total current liabilities</b>	<b>1,531,032</b>	<b>127,437</b>	<b>1,658,469</b>	<b>1,141,818</b>
Noncurrent liabilities:				
Accrued post closure costs	32,758,080	-	32,758,080	-
Compensated absences	16,199	34,300	50,499	-
Accrued claims payable	-	-	-	1,042,749
<b>Total noncurrent liabilities</b>	<b>32,774,279</b>	<b>34,300</b>	<b>32,808,579</b>	<b>1,042,749</b>
<b>Total liabilities</b>	<b>34,305,311</b>	<b>161,737</b>	<b>34,467,048</b>	<b>2,184,567</b>
Net position (deficits):				
Net investment in capital assets	114,563	6,188	120,751	-
Unrestricted net position (deficit)	(10,934,043)	919,066	(10,014,977)	13,931,825
<b>Total net position (deficit)</b>	<b>\$ (10,819,480)</b>	<b>\$ 925,254</b>	<b>\$ (9,894,226)</b>	<b>\$ 13,931,825</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Revenues, Expenses and Changes in Fund Net Position (Deficit) - Proprietary Funds  
Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds			Governmental
	Landfill	Other Nonmajor Enterprise Funds	Total	Internal Service Fund Activities
Operating revenues:				
User charges	\$ -	\$ 1,352,764	\$ 1,352,764	\$ 16,303,368
<b>Total operating revenues</b>	<b>-</b>	<b>1,352,764</b>	<b>1,352,764</b>	<b>16,303,368</b>
Operating expenses:				
Operations and maintenance	1,233,002	1,650,339	2,883,341	-
Claims	-	-	-	14,948,264
Depreciation	35,741	2,740	38,481	-
<b>Total operating expenses</b>	<b>1,268,743</b>	<b>1,653,079</b>	<b>2,921,822</b>	<b>14,948,264</b>
<b>Operating (loss) income</b>	<b>(1,268,743)</b>	<b>(300,315)</b>	<b>(1,569,058)</b>	<b>1,355,104</b>
Nonoperating revenues:				
Interest income	372,939	13,862	386,801	120,402
Intergovernmental	-	9,827	9,827	-
<b>Total nonoperating revenues</b>	<b>372,939</b>	<b>23,689</b>	<b>396,628</b>	<b>120,402</b>
<b>Income (loss) before transfers</b>	<b>(895,804)</b>	<b>(276,626)</b>	<b>(1,172,430)</b>	<b>1,475,506</b>
Transfers in	-	356,770	356,770	-
Transfers out	-	(42,000)	(42,000)	-
<b>Change in net position (deficit)</b>	<b>(895,804)</b>	<b>38,144</b>	<b>(857,660)</b>	<b>1,475,506</b>
Net position (deficit), beginning	(9,923,676)	887,110	(9,036,566)	12,456,319
<b>Net position (deficit), ending</b>	<b>\$ (10,819,480)</b>	<b>\$ 925,254</b>	<b>\$ (9,894,226)</b>	<b>\$ 13,931,825</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Cash Flows - Proprietary Funds  
Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds			Governmental
	Other Nonmajor			Internal
	Landfill	Enterprise Funds	Total	Service Fund
Cash flows from operating activities:				
Receipts from customers and users	\$ -	\$ 1,311,723	\$ 1,311,723	\$ 16,298,465
Payments to suppliers	(882,594)	(485,957)	(1,368,551)	(15,148,808)
Payments to employees	(413,503)	(1,131,097)	(1,544,600)	-
<b>Net cash (used in) provided by operating activities</b>	<b>(1,296,097)</b>	<b>(305,331)</b>	<b>(1,601,428)</b>	<b>1,149,657</b>
Cash flows from noncapital financing activities:				
Intergovernmental revenue	-	9,827	9,827	-
Transfers in	-	356,770	356,770	-
Transfers out	-	(42,000)	(42,000)	-
Due to/from other funds	-	(25,371)	(25,371)	(350,000)
<b>Net cash provided by (used in) noncapital financing activities</b>	<b>-</b>	<b>299,226</b>	<b>299,226</b>	<b>(350,000)</b>
Cash flows from investing activities:				
Interest received	372,939	13,862	386,801	120,402
(Purchase)/sale of investments	679,981	19,991	699,972	(74,830)
<b>Net cash provided by investing activities</b>	<b>1,052,920</b>	<b>33,853</b>	<b>1,086,773</b>	<b>45,572</b>
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>(243,177)</b>	<b>27,748</b>	<b>(215,429)</b>	<b>845,229</b>
Cash and cash equivalents:				
<b>Beginning</b>	<b>19,082,314</b>	<b>818,796</b>	<b>19,901,110</b>	<b>12,727,219</b>
<b>Ending</b>	<b>\$ 18,839,137</b>	<b>\$ 846,544</b>	<b>\$ 19,685,681</b>	<b>\$ 13,572,448</b>
Reconciliation of operating (loss) income to net cash (used in) provided by operating activities:				
Operating (loss) income	\$ (1,268,743)	\$ (300,315)	\$ (1,569,058)	\$ 1,355,104
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:				
Depreciation	35,741	2,740	38,481	-
Changes in assets and liabilities:				
Decrease (increase) accounts receivable	-	47,236	47,236	(4,903)
(Decrease) increase in accounts payable	(66,779)	33,283	(33,496)	(47,191)
Decrease in unearned revenue	-	(88,275)	(88,275)	-
Increase (decrease) in accrued liabilities	3,684	-	3,684	(153,353)
<b>Net cash (used in) provided by operating activities</b>	<b>\$ (1,296,097)</b>	<b>\$ (305,331)</b>	<b>\$ (1,601,428)</b>	<b>\$ 1,149,657</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Fiduciary Net Position - Fiduciary Funds  
June 30, 2020

	Trust Funds	Agency Funds
<b>Assets</b>		
Cash and cash equivalents	\$ 1,172,883	\$ 1,267,148
Investments:		
Equity mutual funds	42,839,678	-
Fixed income mutual funds	22,907,714	-
Other Investments - real estate	4,368,393	-
<b>Total investments</b>	<b>70,115,785</b>	<b>-</b>
Contributions receivable	793,876	-
Other receivables	66	-
<b>Total assets</b>	<b>72,082,610</b>	<b>1,267,148</b>
<b>Liabilities</b>		
Due to other funds	-	50
Accounts payable	-	1,267,098
<b>Net position restricted for pensions         and other benefits</b>	<b>\$ 72,082,610</b>	<b>\$ -</b>

See notes to financial statements.

Town of Windsor, Connecticut

Statement of Changes in Fiduciary Net Position - Fiduciary Funds  
Year Ended June 30, 2020

	Trust Funds
Additions:	
Contributions:	
Employer	\$ 2,195,670
Plan members	486,877
<b>Total contributions</b>	<u>2,682,547</u>
Investment income:	
Net appreciation in fair value of investments	654,162
Interest and dividends	1,828,693
	<u>2,482,855</u>
Less investment expenses:	
Investment management fees	21,282
<b>Net investment income</b>	<u>2,461,573</u>
<b>Total additions</b>	<u>5,144,120</u>
Deductions:	
Benefits	<u>4,626,390</u>
<b>Change in plan net position</b>	517,730
Net position restricted for pensions and other benefits:	
<b>Beginning of year</b>	<u>71,564,880</u>
<b>End of year</b>	<u><u>\$ 72,082,610</u></u>

See notes to financial statements.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies

**Reporting entity:** Windsor, Connecticut (the Town) was founded by English settlers in 1633, making it the first town in the State of Connecticut (State). The Town operates under a Council-Manager form of government and provides the following services as authorized by its Charter: public safety, public works, sanitation, health and social services, culture-recreation, education, planning and zoning, and general administrative services. The Charter was most recently revised (via referendum) in 1998. The accompanying financial statements conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governments.

GAAP requires that the reporting entity include (1) the primary government, (2) organizations for which the primary government is financially accountable, and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The criteria provided in Government Accounting Standards Board (GASB) Statement Codification Section 2100 have been considered and there are no agencies or entities that should be, but are not, combined in the financial statements of the Town.

**Government-wide and fund financial statements:** The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary balances and activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Measurement focus, basis of accounting, and financial statement presentation:** The government-wide, proprietary fund, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. However, agency funds, unlike other fiduciary funds, report only assets and liabilities, do not have a measurement focus, and follow the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied for. Intergovernmental grants and entitlements and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Intergovernmental revenues are considered to be available if they are collected within 12 months of the end of the fiscal period. Expenditures are generally recorded when a liability is incurred except for debt service expenditures, as well as expenditures related to compensated absences, pension obligations, claims and judgments, and other post-employment benefits (OPEB) which are recorded only when payment is due (matured).

Property taxes when levied for, intergovernmental revenue when eligibility requirements are met, licenses, charges for services and interest associated with the current fiscal period, are all considered to be measurable and so have been recognized as revenues of the current fiscal period, if available. All other revenue items are considered to be measurable only when cash is received by the Town.

**Governmental funds:** Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The following are the Town's major governmental funds:

The **General Fund** is the Town's primary operating fund. The General Fund is used to account for and report all financial resources not accounted for and reported in another fund.

The **Capital Projects Fund** is used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlay other than reported in proprietary funds.

The other governmental funds of the Town are considered nonmajor and are as follows:

The **Special Revenue Fund** is used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

The **Debt Service Fund** is used to account for and report financial resources that are restricted, committed or assigned to expenditure for principal and interest.

**Proprietary funds:** Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows.



## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

The Town reports the following major proprietary fund:

The **Landfill Fund** accounts for the operations of the Windsor-Bloomfield Sanitary Landfill.

The other proprietary funds of the Town are considered nonmajor and are as follows:

The **Child Development Center Fund**, **Caring Connection Adult Day Care Fund** and the **Resident Transfer Station Fund**.

Additionally, the Town reports the following proprietary fund:

The **Internal Service Fund** accounts for all general health, auto, fire, heart and hypertension, and workers' compensation insurance activity, including premiums and claims.

#### Fiduciary funds:

The **Pension Trust Fund**, a fiduciary fund, accounts for the activities of the Town's defined benefit pension plan which accumulates resources for pension benefit payments to qualified employees upon retirement.

The **OPEB Trust Fund**, a fiduciary fund, accounts for the activities of the Town's other post-employment benefit plan which accumulates resources for medical benefit payments to qualified employees upon retirement.

The **Agency Funds**, fiduciary funds, account for monies held as a custodian for outside student groups and agencies and are used for performance bonds, adult education, and scholarships.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the enterprise funds and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations, which for the internal service fund include premium charges and claims. The principal operating revenues of the enterprise funds are charges to customers for services. Operating expenses for the funds include the cost of operations and maintenance, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**Accounting estimates:** The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts reported in the financial statements. Actual results could differ from those estimates.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Property taxes:** Property taxes are assessed as of October 1, and are levied for on the following July 1, and due in one installment, July 1. Motor vehicle taxes are due in one installment on July 1, and supplemental motor vehicle taxes are due in full January 1. Taxes become delinquent thirty days after the installment is due. Liens are filed by the last day of the fiscal year.

Delinquent real estate taxes are billed at least twice a year, with interest charged at a rate of 1.5 percent per month. Delinquent motor vehicle and personal property accounts are transferred to a suspense account after three years, at which time they cease to be carried as receivables. However, they remain valid claims for up to 15 years after being levied.

**Cash and cash equivalents:** The Town classifies money market funds, State of Connecticut Short-Term Investment Fund (STIF) investments, treasury bills, and certificates of deposit having original maturities of three months or less when purchased as cash equivalents. Certificates of deposit are recorded at amortized cost.

**Restricted cash and cash equivalents:** Certain assets are classified as restricted because their use is subject to constraints imposed by creditors. Restricted cash and cash equivalents in the Capital Projects Fund are to be used for construction purposes.

**Loans receivable:** The Town records its loans receivable for the Community Rehabilitation Program in the Special Revenue Funds as the loan proceeds are advanced, net of an allowance for uncollectible accounts.

**Allowance for doubtful accounts:** Accounts, notes receivable, and community development loans are reported net of allowance for doubtful accounts. The allowance for doubtful accounts represents those accounts which are deemed uncollectible based on past collection history and on analysis of creditor's ability to pay. An amount of approximately \$716,000 has been established as an allowance for uncollectible taxes.

**Fair value:** The Town uses fair value measurements to record fair value adjustments to certain assets and to determine fair value disclosures. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is best determined based upon quoted market prices. However, in certain instances, there are no quoted market prices for certain assets or liabilities. In cases where quoted market prices are not available, fair values are based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. Accordingly, the fair value estimates may not be realized in an immediate settlement of the asset or liability.

Fair value measurements focus on exit prices in an orderly transaction (that is, not a forced liquidation or distressed sale) between market participants at the measurement date under current market conditions. If there has been a significant decrease in the volume and level of activity for the asset or liability, a change in valuation technique or the use of multiple valuation techniques may be appropriate. In such instances, determining the price at which willing market participants would transact at the measurement date under current market conditions depends on the facts and circumstances and requires the use of significant judgment.

The Town's fair value measurements are classified into a fair value hierarchy based on the markets in which the assets and liabilities are traded and the reliability of the assumptions used to determine fair value.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

The three categories within the hierarchy are as follows:

**Level 1:** Quoted prices in active markets for identical assets and liabilities.

**Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, including quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, interest rates and yield curves observable at commonly quoted intervals, implied volatilities, credit spreads, and market-corroborated inputs.

**Level 3:** Unobservable inputs shall be used to measure fair value to the extent that relevant observable inputs are not available, thereby allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date. Level 3 assets and liabilities include financial instruments whose value is determined using pricing models, discounted cash flows methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment.

See Note 3 for additional information regarding fair value.

**Investments measured at the net asset value (NAV):** Investments valued using the NAV per share (or its equivalent) generally do not have readily obtainable market values and take the form of limited partnerships. The Town values these investments based on the partnerships' audited financial statements. If June 30 statements are available, those values are used preferentially. However, some partnerships have fiscal years ending at other than June 30. If June 30 valuations are not available, the value is progressed from the most recently available valuation taking into account subsequent calls and distributions.

**Inventories and prepaids:** Inventories are stated at cost, determined on the first-in, first-out basis. Inventories of governmental funds are recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period or periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports a deferred charge on refunding and deferred outflows related to pension and OPEB in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period or periods and so will not be recognized as an inflow of resources (revenue) until that time. The Town reports a deferred inflow of resources related to pensions and OPEB in the government-wide statement of net position. A deferred inflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner. Also, for governmental funds, the Town reports unavailable revenue, which arises only under the modified accrual basis of accounting. The governmental funds report unavailable revenues from property taxes, interest on property taxes, and charges for services. These amounts are deferred and recognized as an inflow of resources (revenue) in the period during which the amounts become available. The Town reports advance property tax collections in the government-wide statement of net position and in the governmental balance sheet. Advance tax collections represent taxes inherently associated with a future period. The amount is recognized in the period in which the revenue is associated.

**Capital assets:** Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and proprietary fund financial statements. Capital assets are defined by the Town as assets with an initial, individual cost greater than \$5,000 depending on asset classification and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	35-50
Building improvements	20
Distribution and collection systems	50-65
Public domain infrastructure	50
System infrastructure	30
Machinery and equipment	5-20

In the governmental fund financial statements, capital outlay (assets) is reported as an expenditure and no depreciation expense is reported.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Compensated absences:** Under the terms of its various union contracts, Town and Board of Education employees are granted vacation in varying amounts based on length of service. Sick leave does not vest. Town employees may carry over a limited number of unused vacation days (up to 30 days) to subsequent years and, in the event of termination, employees are reimbursed for accumulated vacation. Board of Education employees may carry over a limited number of unused vacation days to the next fiscal year.

Vacation leave expenditures are recognized in the governmental fund financial statements in the current year to the extent they are paid or due (matured). The liability for the remainder of the accrued vacation earned and not due is reported in the government-wide and proprietary fund financial statements.

The General Fund is typically used to liquidate the liability for compensated absences.

**Long-term obligations:** In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable as reported include bond premiums or discounts. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. Bond principal payments are recorded as expenditures. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Landfill closure and post-closure:** The Town accounts for the cost and estimated costs for closure and post-closure costs in its Landfill Fund. The Landfill Fund is an enterprise fund. The fund accounts for the estimated total current costs of landfill closure and post-closure and are recognized as an expense and liability in each period in which the landfill accepts solid waste. Estimated total current costs are based on use. The landfill discontinued accepting municipal solid waste (MSW) as of June 30, 2014 and has converted to a transfer station facility for residents.

#### **Pension accounting:**

**Pension Trust Fund:** The Pension Trust Fund is reported on the accrual basis of accounting. Employee contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the Town has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan. Investments are reported at fair value.

**Net pension liability:** The net pension liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service (total pension liability), net of the pension plan's fiduciary net position. The pension plan's fiduciary net position is determined using the same valuation methods that are used by the pension plan for purposes of preparing its statement of fiduciary net position. The net pension liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

##### Net OPEB accounting:

**OPEB Trust Fund:** The OPEB Trust Fund is reported on the accrual basis of accounting. Employee contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the Town has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan. Investments are reported at fair value.

**Net OPEB liability:** The net OPEB liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service (total OPEB liability), net of the OPEB plan's fiduciary net position. The OPEB plan's fiduciary net position is determined using the same valuation methods that are used by the OPEB plan for purposes of preparing its statement of fiduciary net position. The net OPEB liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

**Encumbrances:** Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the governmental funds. Encumbrances outstanding at year-end are reported as assigned fund balance as they do not constitute either expenditures or liabilities.

All other General Fund appropriations lapse at year-end.

**Net position:** In the Government-Wide and Proprietary Fund Financial Statements, net position is classified in the following categories:

**Net investment in capital assets:** The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

**Restricted net position:** These amounts are restricted to specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations.

**Unrestricted net position (deficit):** This category represents the net position of the Town, which are not restricted for any project or other purpose. A deficit will require future funding.

**Fund balance:** In the government fund financial statements, the Town classifies fund balances as follows:

**Nonspendable fund balance:** Amounts which cannot be spent either because they are in a nonspendable form or because they are legally or contractually required to be maintained intact.

**Restricted fund balance:** These amounts are restricted to specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Committed fund balance:** This represents amounts constrained prior to year-end for a specific purpose by a government using its highest level of decision-making authority (Town of Windsor Town Council) in the form of a Resolution. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken to remove or revise the limitation.

**Assigned fund balance:** Amounts constrained for the intent to be used for a specific purpose by a governing board or a body or official that has been delegated authority to assign amounts. Under the Town's adopted policy, the Town Manager or the Finance Director has the authority to assign amounts for a specific purpose as delegated by the Town Council.

**Unassigned fund balance (deficit):** The residual amount not allocated to any other fund balance category in the General Fund and any residual deficit balance of any other governmental funds.

When both restricted and unrestricted amounts are available for use, it is the Town's practice to use restricted resources first. Additionally, the Town would first use committed, then assigned, and lastly unassigned.

#### Note 2. Reconciliation of Government-wide and Fund Financial Statements

**Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position:** The governmental fund balance sheet includes reconciliation between fund balance – total governmental funds, and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. The details of this difference are as follows:

Bonds payable	\$ 52,140,000
Premiums, net of amortization	2,085,953
Compensated absences	902,070
Net pension liability	28,613,045
Net pension liability- MERS	10,432,669
Net OPEB liability	58,393,275
Net adjustment to reduce fund balance – total governmental funds to arrive at net position – governmental activities	<u>\$ 152,567,012</u>

**Explanation of certain differences between the governmental fund statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities:** The governmental fund statement of revenues, expenditures and changes in fund balances includes reconciliation between net changes in fund balances – total governmental funds, and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The details of this difference are as follows:

Capital outlay	\$ 22,858,378
Depreciation expense	<u>(6,104,930)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 16,753,448</u>

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 2. Reconciliation of Government-wide and Fund Financial Statements (Continued)

Another element of that reconciliation states that the issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The details of this difference are as follows:

Debt issued or incurred:	
Issuance of general obligation bonds	\$ 15,570,000
Principal repayments:	
General obligation debt	(6,520,000)
Amortization:	
Bond premium	795,086
Loss on refundings	57,843
	<hr/>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at change in net position of governmental activities	\$ 9,902,929
	<hr/> <hr/>

Another element of that reconciliation states that some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. The details of this difference are as follows:

Change in:	
Compensated absences	\$ 69,720
Accrued interest	(52,739)
Net pension liability - CMERS	91,744
Net pension liability	10,191,351
Net OPEB liability	10,670,682
	<hr/>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	\$ 20,970,758
	<hr/> <hr/>

#### Note 3. Cash, Cash Equivalents and Investments

**Deposits:** Town deposits can include demand accounts, savings accounts and certificates of deposits. The Town's policy for custodial credit risk follows the State requirements that each depository maintains segregated collateral in an amount equal to a defined percentage of its public deposits based upon the bank's risk based capital ratio.



## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 3. Cash, Cash Equivalents and Investments (Continued)

**Investments:** Town policy for eligible investments are governed by State Statutes which, in general, allow the Town to invest in obligations of the United States of America or United States government sponsored corporations, in shares or other interests in any custodial arrangement, pool, or no-load, open-end management type investment company or investment trust (as defined), in obligations of any state or political subdivision rated within the top two rating categories of any nationally recognized rating service, or in obligations of the State of Connecticut or political subdivision rated within the top three rating categories of any nationally recognized rating service. Other provisions of the Statutes cover specific municipal funds with particular investment authority. The provisions of the Statutes regarding the investment of municipal pension funds do not specify permitted investments. Therefore, investment of such funds is generally controlled by laws applicable to fiduciaries and the provisions of the applicable plan.

The Town has an investment policy for its pension and OPEB funds providing a target asset allocation of 51 percent equities (or equivalents), 29 percent fixed income, 15 percent asset allocation funds, and 5 percent real estate.

With respect to mutual/co-mingled funds, the Town Retirement Plan Committee will consider the following to insure proper diversification and function of each of the funds:

- a. The mutual fund/co-mingled pool organizations selected should demonstrate:  
(a) a clearly defined investment philosophy; (b) a consistent investment process; (c) an experienced and stable organization; and (d) cost-effectiveness.
- b. The mutual fund/co-mingled pool used will generally have at least a full three-year track record, or its equivalent, and the individual fund/pool must have at least \$25 million under management (or, as an organization, \$100 million in the same strategy) at the time of selection.
- c. Each mutual fund/co-mingled pool will be regularly evaluated for proper diversity and each will provide material information on a timely basis.
- d. With respect to hedge fund-of-funds, in addition to meeting each of the three above-specified criteria, each fund-of-funds will include an appropriate number of hedge fund managers to be considered well diversified. Investment strategies in hedge fund-of-funds may generally include: long/short U.S. equity, global equity, derivatives, distressed debt and other fixed income strategies, currency exposure, arbitrage and event driven strategies, and additional strategies with low correlation to traditional asset classes.

**Interest rate risk:** The Town's policy, which includes the Pension Trust Fund and the OPEB Trust Fund, is to limit its exposure to fair value losses arising from changes in interest rates by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools.

**Concentrations:** The Town's policy is to maintain a diversified portfolio to minimize the risk of loss resulting from over concentration of assets in a specific issuer. There are no concentrations that are required to be reported.

Town of Windsor, Connecticut

Notes to Financial Statements

---

**Note 3. Cash, Cash Equivalents and Investments (Continued)**

***Custodial credit risk:***

Deposits: This is the risk that, in the event of failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. As of June 30, 2020, approximately \$99,468,000 of the Town's bank balance of approximately \$112,055,000 was uninsured and uncollateralized.

Investments: Custodial credit risk for an investment is the risk that, in the event of the failure of the counterparty (the institution that pledges collateral or repurchase agreement securities to the Town or that sells investments to or buys them for the Town), the Town or plans will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town's or plan's individual investments in fixed income securities and equities are uninsured and registered securities held by a counterparty, or by its trust department or agent that are in the Town's or pension plan's name. The Town or the pension and OPEB plans do not have a custodial credit risk policy for investments.

Cash, restricted cash and investments of the Town consist of the following at June 30, 2020:

Cash, restricted cash and equivalents:

Deposits with financial institutions	\$ 111,389,671
STIF	<u>3,800,871</u>
Total cash, restricted cash and equivalents	115,190,542
Less certificates of deposits classified as investments	<u>(20,570,236)</u>
	<u>94,620,306</u>

Pension and OPEB trust funds:

Equity mutual funds	42,839,678
Fixed income mutual funds	22,907,714
Real estate fund	<u>4,368,393</u>
Total pension and OPEB investments	70,115,785
Total cash, cash equivalents and investments	<u>\$ 185,306,327</u>

\* These investments are uninsured and unregistered, with securities held by the counterparty, in the Town's or pension or OPEB trust's name.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 3. Cash, Cash Equivalents and Investments (Continued)**

Cash, cash equivalents and investments are classified in the accompanying financial statements as follows:

Statement of net position:	
Cash and cash equivalents	\$ 89,962,407
Restricted cash and cash equivalents	2,217,868
Investments - certificates of deposit	20,570,236
	<u>112,750,511</u>
Fiduciary funds:	
Cash and cash equivalents	2,440,031
Investments	70,115,785
	<u>72,555,816</u>
Total cash, cash equivalents and investments	<u>\$ 185,306,327</u>

**Interest rate risk:** This is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Information about the exposure of the Town's debt-type investments to this risk using the segmented time distribution model is as follows:

Type of Investment	Fair Value	Investment Maturities			
		Less Than 1 Year	1-5 Years	6-10 Years	Over 10 Years
Fiduciary Funds:					
Fixed income mutual funds	\$ 22,907,714	\$ 1,578,563	\$ 4,862,695	\$ 2,124,658	\$ 14,341,798
Total	<u>\$ 22,907,714</u>	<u>\$ 1,578,563</u>	<u>\$ 4,862,695</u>	<u>\$ 2,124,658</u>	<u>\$ 14,341,798</u>

**Credit risk:** Generally, credit risk is the risk that an issuer of a debt-type investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. U.S. government securities or obligations explicitly guaranteed by the U.S. government are not considered to have credit risk exposure. The Town does not have a formal policy for credit risk. Presented below is the minimum rating as required for each debt-type investment.

Average rating	Fixed Income Mutual Funds
AAA	\$ 9,256,167
AA	1,288,359
A	3,246,267
BBB	4,677,756
BB	2,094,139
B	741,850
Below B	511,166
Unrated	1,092,010
Total	<u>\$ 22,907,714</u>

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 3. Cash, Cash Equivalents and Investments (Continued)**

**Fair value:** The plan categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The plan has the following recurring fair value measurements as of June 30, 2020:

	Fair Value Measurements Using		
	Quoted Prices in Active Markets for Identical Assets June 30, 2020 (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Observable Inputs (Level 3)
Investments by fair value level:			
Equity mutual funds	\$ 42,839,678	\$ 42,839,678	\$ -
Fixed income mutual funds	22,907,714	22,907,714	-
Total investments by fair value level	<u>65,747,392</u>	<u>\$ 65,747,392</u>	<u>\$ -</u>
Investments measured at the net asset level (NAV):			
Real estate fund	4,368,393		
Total investments measured at the NAV	<u>4,368,393</u>		
Total investments	<u>\$ 70,115,785</u>		

**Real estate fund:** This type includes real estate investments in U.S. residential, hotel, industrial office, retail, land, and development properties. In addition, this fund invests in mezzanine loans. The fair value of this investment has been determined using NAV per share (or its equivalent) of the plan's ownership interest in partners' capital. The values are based upon independent appraisals, estimated sales proceeds or the Manager's opinion of value. The fair values do not reflect transaction sale costs or prepayment costs, which may be incurred upon disposition of the investment or instrument. There are no unfunded commitments.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 4. Capital Assets**

Capital asset activity for the year ended June 30, 2020, was as follows:

	Beginning Balance	Increases/ Transfers	Decreases/ Transfers	Ending Balance
<b>Governmental activities:</b>				
Capital assets not being depreciated:				
Land	\$ 7,034,284	\$ -	\$ -	\$ 7,034,284
Construction in progress	11,757,700	21,525,927	4,131,184	29,152,443
Total capital assets not being depreciated	18,791,984	21,525,927	4,131,184	36,186,727
Capital assets being depreciated:				
Buildings and improvements	140,727,903	3,097,532	-	143,825,435
Machinery and equipment	41,584,824	2,151,270	198,185	43,537,909
Infrastructure	101,006,807	214,833	-	101,221,640
Total capital assets being depreciated	283,319,534	5,463,635	198,185	288,584,984
Less accumulated depreciation for:				
Buildings and improvements	80,069,876	3,620,485	-	83,690,361
Machinery and equipment	25,874,189	2,156,694	198,185	27,832,698
Infrastructure	82,632,208	327,751	-	82,959,959
Total accumulated depreciation	188,576,273	6,104,930	198,185	194,483,018
Total capital assets being depreciated, net	94,743,261	(641,295)	-	94,101,966
Governmental activities capital assets, net	\$ 113,535,245	\$ 20,884,632	\$ 4,131,184	\$ 130,288,693
	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type activities:</b>				
Capital assets being depreciated:				
Buildings and improvements	\$ 359,027	\$ -	\$ -	\$ 359,027
Machinery and equipment	3,251,513	-	-	3,251,513
Total capital assets being depreciated	3,610,540	-	-	3,610,540
Less accumulated depreciation for:				
Buildings and improvements	323,059	10,063	-	333,122
Machinery and equipment	3,128,249	28,418	-	3,156,667
Total accumulated depreciation	3,451,308	38,481	-	3,489,789
Total business-type capital assets, net	\$ 159,232	\$ (38,481)	\$ -	\$ 120,751

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 4. Capital Assets (Continued)**

Depreciation expense was charged to functions/programs of the Town as follows:

Governmental activities:		
Education	\$	3,211,054
General government		484,761
Culture and recreation		478,200
Human services		125,098
Public works		734,108
Public safety		1,071,709
Total depreciation expense – governmental activities	\$	<u>6,104,930</u>
Business-type activities:		
Landfill	\$	35,741
Child development		1,000
Adult caring connection		1,740
Total depreciation expense – business-type activities	\$	<u>38,481</u>

**Note 5. Interfund Receivables, Payables and Transfers**

During the course of operations, transactions are processed through a fund on-behalf of another fund. A summary of interfund balances as of June 30, 2020 is presented below:

	Due From Other Funds	Due to Other Funds
General fund	\$ 2,043,688	\$ 350,000
Internal Service Fund	350,000	-
Fiduciary Fund	-	50
Nonmajor governmental funds	-	2,043,638
	<u>\$ 2,393,688</u>	<u>\$ 2,393,688</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 5. Interfund Receivables, Payables and Transfers (Continued)**

Interfund transfers during the year ended June 30, 2020, were as follows:

	Transfers In				Total Transfers Out
	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Nonmajor Enterprise Funds	
General Fund	\$ -	\$ 2,801,000	\$ 7,595,640	\$ 356,770	\$ 10,753,410
Nonmajor enterprise funds	42,000	-	-	-	42,000
Total transfers in	<u>\$ 42,000</u>	<u>\$ 2,801,000</u>	<u>\$ 7,595,640</u>	<u>\$ 356,770</u>	<u>\$ 10,795,410</u>

Transfers from the General Fund to the Debt Service Fund reported as a nonmajor governmental fund represent the Town's payment toward debt service on bonds outstanding. The remaining transfers primarily consisted of financing by the General Fund of programs accounted for in other funds in accordance with budgetary authorizations. The Capital Projects Fund received \$2,430,000 from the General Fund General Services Capital Projects budget to fund various projects and \$371,000 from the General Fund Unassigned Fund Balance to fund a Wolcott School survey of \$25,000 and a Sage Park Middle School LED lighting project of \$346,000. The Open Space Fund received \$200,000 from the General Fund General Services Capital Projects budget. The Community Development Block Grant Fund received \$103,731 from the General Fund Community Development budget to fund the neighborhood and grant activities of the fund.

**Note 6. Unearned Revenue/Deferred Inflows of Resources**

Governmental funds report deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds and governmental activities also report unearned revenue in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of unearned revenue and unavailable revenues reported in the governmental funds such as prepaid program fees:

	Unavailable Resources	Unearned Revenues
General Fund:		
Property taxes	\$ 1,052,016	\$ -
Advance tax collections	4,129,334	-
Other receivables	8,799	-
	<u>5,190,149</u>	<u>-</u>
Other nonmajor governmental funds:		
Prepaid program fees	-	741,581
Other receivables	187,056	-
	<u>187,056</u>	<u>741,581</u>
Total	<u>\$ 5,377,205</u>	<u>\$ 741,581</u>

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 7. Long-Term Liabilities**

A summary of changes in outstanding long-term obligations during the year ended June 30, 2020 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
General obligation bonds	\$ 43,090,000	\$ 15,570,000	\$ 6,520,000	\$ 52,140,000	\$ 6,370,000
Unamortized premiums	1,290,867	1,138,141	343,055	2,085,953	-
	<u>44,380,867</u>	<u>16,708,141</u>	<u>6,863,055</u>	<u>54,225,953</u>	<u>6,370,000</u>
Other long-term liabilities:					
Compensated absences	832,350	736,427	666,707	902,070	225,517
Net pension liability	18,421,694	10,191,351	-	28,613,045	-
Net pension liability - CMERS	10,340,925	91,744	-	10,432,669	-
Net OPEB liability	47,722,593	10,670,682	-	58,393,275	-
	<u>77,317,562</u>	<u>21,690,204</u>	<u>666,707</u>	<u>98,341,059</u>	<u>225,517</u>
Governmental activities long-term liabilities	<u>\$ 121,698,429</u>	<u>\$ 38,398,345</u>	<u>\$ 7,529,762</u>	<u>\$ 152,567,012</u>	<u>\$ 6,595,517</u>
Business-type activities:					
Other long-term liabilities:					
Compensated absences	\$ 58,780	\$ 57,704	\$ 49,153	\$ 67,331	\$ 16,833
Landfill post closure costs	34,123,000	-	-	34,123,000	1,364,920
Total other long-term liabilities	<u>34,181,780</u>	<u>57,704</u>	<u>49,153</u>	<u>34,190,331</u>	<u>1,381,753</u>
Business-type activities long-term liabilities	<u>\$ 34,181,780</u>	<u>\$ 57,704</u>	<u>\$ 49,153</u>	<u>\$ 34,190,331</u>	<u>\$ 1,381,753</u>

All long-term liabilities for governmental activities are liquidated by the General Fund.



**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 7. Long-Term Liabilities (Continued)**

**General obligation bonds:** As of June 30, 2020 the outstanding general obligation bonds of the Town were as follows:

Town of Windsor Debt Outstanding Purpose	Maturity Ranges	Issued	Interest Rate	Original Amount	Balance June 30, 2020
General Purpose:					
Public General Obligation	\$365,000 - \$375,000	2012	2.0	\$ 4,490,000	\$ 365,000
Public General Obligation	\$410,000 - \$425,000	2013	1.25-2.0	4,085,000	1,708,000
Public General Obligation	\$500,000 - \$520,000	2014	2.0-3.0	3,690,000	1,470,000
Public Refunding	\$45,000 - \$1,415,000	2014	2.0-4.0	3,355,000	1,955,000
Public General Obligation	\$235,000 - \$270,000	2015	2.0-2.5	3,165,000	1,830,000
Public General Obligation	\$310,000 - \$315,000	2016	2.0	3,755,000	2,505,000
Public General Obligation	\$213,000	2017	2.0-4.0	4,260,000	3,621,000
Public Refunding	\$53,000 - \$1,573,000	2017	2.0-4.0	5,657,000	2,277,000
Public General Obligation	\$195,000 - \$215,000	2018	2.0-5.0	3,135,000	2,745,000
Public General Obligation	\$404,000 - \$405,000	2019	2.0-5.0	8,085,000	7,681,000
Public General Obligation	\$675,000 - \$710,000	2020	2.0-5.0	14,140,000	14,140,000
Total general purpose				<u>57,817,000</u>	<u>40,297,000</u>
Schools:					
School General Obligation	\$410,000 - \$425,000	2013	1.25-2.0	950,000	397,000
School General Obligation	\$500,000 - \$520,000	2014	2.0-3.0	1,330,000	550,000
School General Obligation Refunding	\$45,000 - \$1,415,000	2014	2.0-4.0	915,000	520,000
School General Obligation	\$180,000 - \$190,000	2015	2.0-2.5	2,205,000	1,290,000
School General Obligation	\$40,000 - \$50,000	2016	2.0	530,000	340,000
School General Obligation	\$82,000 - \$87,000	2017	2.0-4.0	1,685,000	1,439,000
School Refunding	\$47,000 - \$1,297,000	2017	2.0-4.0	3,568,000	938,000
School General Obligation	\$255,000 - \$240,000	2018	2.0-5.0	3,630,000	3,120,000
School General Obligation	\$95,000 - \$96,000	2019	2.0-5.0	1,915,000	1,819,000
School General Obligation	\$70,000 - \$75,000	2020	2.0-5.0	1,430,000	1,430,000
Total schools				<u>18,158,000</u>	<u>11,843,000</u>
Grand total				<u>\$ 75,975,000</u>	<u>\$ 52,140,000</u>

The following is a summary as of June 30, 2020, of the future principal and interest requirements for the Town's general obligation bonds:

Fiscal years ending June 30:	Principal	Interest	Total
2021	\$ 6,370,000	\$ 1,467,171	\$ 7,837,171
2022	5,260,000	1,282,855	6,542,855
2023	5,215,000	1,108,055	6,323,055
2024	4,235,000	953,275	5,188,275
2025	3,255,000	827,763	4,082,763
2026-2030	12,070,000	2,901,913	14,971,913
2031-2035	9,265,000	1,459,200	10,724,200
2036-2040	6,470,000	422,520	6,892,520
Total	<u>\$ 52,140,000</u>	<u>\$ 10,422,752</u>	<u>\$ 62,562,752</u>

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 7. Long-Term Liabilities (Continued)**

**Debt limitation:** The Town's indebtedness (including authorized but unissued bonds, net of principal reimbursements expected from the State) does not exceed the legal debt limitation as required by the Connecticut General Statutes as reflected in the following schedule:

Category	Debt Limit	Indebtedness	Balance
General purpose	\$ 223,018,083	\$ 68,272,000	\$ 154,746,083
Unfunded pension benefit obligation	297,357,444	-	297,357,444
Schools	446,036,166	11,843,000	434,193,166
Sewers	371,696,805	81,893,765	289,803,040
Urban renewal	322,137,231	-	322,137,231

The total overall statutory debt limit for the Town is equal to seven times annual receipts from taxation, or \$693,834,036

**Bonds authorized but unissued:** Total authorized but unissued debt at June 30, 2020 consists of the following:

Town	<u><u>\$ 6,900,000</u></u>
------	----------------------------

**Bond anticipation notes:** In June 2020, the Town issued \$12,500,000 in bond anticipation notes with an interest rate of 2.00 percent, which will be repaid in June 2021.

Bond anticipation note transactions for the year ended June 30, 2020 were as follows:

Outstanding, July 1, 2019	\$ 11,970,000
New borrowings	12,500,000
Repayments	<u>(11,970,000)</u>
Outstanding, June 30, 2020	<u><u>\$ 12,500,000</u></u>

**Note 8. Employee Retirement Plans**

**Employee pension plans:** The Town maintains the Town of Windsor Retirement Plan, a single-employer, public employee retirement system (PERS), which covers all Town employees (except police officers) and all employees of the Board of Education not eligible for membership in the State of Connecticut Teacher's Retirement Plan, hired before July 1, 2011 (before November 1, 2011 for the Teamster Local 671 bargaining unit and before November 1, 2012 for the United Public Service Employee Union Local 424). The PERS plan does not issue a separate stand-alone financial report.

**Plan administration:** The general administration and management of the Town pension plan and the responsibility for carrying out the provision of the plan shall be placed in the Town Retirement Plan Committee. The Town Retirement Plan Committee shall consist of the Town Manager, Finance Director, Superintendent of Schools and an employee of the Board of Education designated by the Superintendent of Schools.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 8. Employee Retirement Plans (Continued)

##### Town of Windsor Retirement Plan (continued)

The Town also participates in the statewide State of Connecticut Municipal Employees Retirement System (CMERS), a multiple-employer, cost-sharing public employee retirement system that covers all of the police officers of the Town.

The certified faculty and administrative personnel of the Board of Education participate in a contributory retirement plan (non-contributory for the employer) administered by the Connecticut State Teachers' Retirement Board.

The membership in the PERS at July 1, 2019, the date of the actuarial valuation, is comprised of the following:

Retirees and beneficiaries currently receiving benefits	196
Vested terminated employees	50
Active members	<u>235</u>
Total	<u>481</u>

**Funding policy:** The contribution requirements of plan members are established and may be amended by the Town Council and Board of Education, subject to union contract negotiation. Non-affiliated administrative employees, public works/clerical employees' collective bargaining group and public safety dispatchers are required to contribute 5.00 percent of their earnings. If an employee leaves covered employment or dies before meeting the vesting requirements, accumulated employee contributions and interest thereon are refunded. The Town is required to contribute the remaining amounts necessary to finance the benefits for its employees. As determined by the Town's actuaries, the current rate is 10.44 percent of annual covered payroll. The direct management costs of the plan (fund manager, trustee) are paid for by the Pension Fund. The Town pays the cost of monitoring the plan (advisor) and administering its plan (actuary) through an additional annual budget appropriation. The benefits and refunds of the plan are recognized when due and payable in accordance with the terms of the plan.

##### Investments:

**Investment policy:** The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the Retirement Plan Committee. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the pension plan. The following was the adopted allocation policy as of June 30, 2020.

Asset Class	Index	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Core Fixed Income	Barclays Aggregate	34.25%	2.28%
U.S. Equity Market	Russell 3000	30.00%	4.73%
Global Equity	MSCI ACW NR	9.75%	5.41%
Non-U.S. Equity	MSCI ACW xUS NR	21.00%	6.28%
Private Real Estate Property	NCREIF Property	5.00%	3.95%

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 8. Employee Retirement Plans (Continued)

##### Town of Windsor Retirement Plan (continued)

The long-term expected rate of return on the Town plan's investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the Town plan's target asset allocation as of June 30, 2020 are summarized in the table above.

**Rate of return:** For the year ended June 30, 2020, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 3.44 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

**Discount rate:** The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from the Town will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Net pension liability of the Town:** The components of the net pension liability of the Town at June 30, 2020 were as follows:

<u>Net Pension Liability</u>	<u>June 30, 2020</u>
Total pension liability	\$ 97,145,633
Fiduciary net position	68,532,588
Net pension liability	28,613,045
Fiduciary net position as a percentage of total pension liability	70.55%
Covered payroll	12,192,970
Net pension liability as a percentage of covered payroll	234.67%

**Actuarial assumptions:** The total pension liability was determined by an actuarial valuation as of July 1, 2019, calculated based on the discount rate and actuarial assumptions below, and then was projected forward to the measurement date June 30, 2020.

##### Discount rate:

Discount rate	7.00%
Long-term expected rate of return, net of investment expense	7.00%

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 8. Employee Retirement Plans (Continued)**

**Town of Windsor Retirement Plan (continued)**

**Net pension liability of the Town:** The components of the net pension liability of the Town at June 30, were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at June 30, 2019	\$ 87,293,102	\$ 68,871,408	\$ 18,421,694
Changes for the year:			
Service cost	914,326	-	914,326
Interest on total pension liability	6,015,335	-	6,015,335
Effect of plan changes	-	-	-
Effect of economic/demographic gains or losses	842,061	-	842,061
Effect of assumptions changes or inputs	6,707,199	-	6,707,199
Benefit payments	(4,626,390)	(4,626,390)	-
Employer contributions	-	1,516,223	(1,516,223)
Member contributions	-	482,627	(482,627)
Net investment income	-	2,308,600	(2,308,600)
Administrative expense	-	(19,880)	19,880
Net changes	9,852,531	(338,820)	10,191,351
Balances at June 30, 2020	<u>\$ 97,145,633</u>	<u>\$ 68,532,588</u>	<u>\$ 28,613,045</u>

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 8. Employee Retirement Plans (Continued)**

**Town of Windsor Retirement Plan (continued)**

**Other key actuarial assumptions:**

Valuation date	July 1, 2019
Measurement date	June 30, 2020
Inflation	2.75%
Salary increases including inflation	3.50%
Mortality	Pub-2010 Mortality Table with generational projection per the MP Ultimate Scale
Actuarial cost method	Entry Age Normal

**Sensitivity analysis:** The following table presents the net pension liability of the Town, calculated using the discount rate of 7.00 percent, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.00 percent) or 1 percentage point higher (8.00 percent) than the current rate.

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Net pension liability	\$ 37,361,539	\$ 28,613,045	\$ 16,186,380

For the year ended June 30, 2020, the Town recognized pension expense of \$8,097,354 for the Town pension. At June 30, 2020, the Town reported deferred outflows of resources and deferred inflows of resources related to the Town pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ (87,750)	\$ 374,249
Change of assumptions	-	3,205,570
Net difference between expected and actual earnings	-	3,303,747
Total	\$ (87,750)	\$ 6,883,566

Amounts reported in deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years ending June 30:	
2021	\$ 3,970,657
2022	1,229,513
2023	1,112,325
2024	483,321

Town of Windsor, Connecticut

Notes to Financial Statements

**Note 8. Employee Retirement Plans (Continued)**

**Schedule of Plan Net Position  
June 30, 2020**

	Pension Trust Fund	OPEB Trust Other Post- Employment Benefit Fund	Total
	Town Pension Fund	Benefit Fund	Total
<b>Assets</b>			
Cash	\$ 1,151,529	\$ 21,354	\$ 1,172,883
	1,151,529	21,354	1,172,883
Investments:			
Equity mutual funds	40,574,967	2,264,711	42,839,678
Fixed income mutual funds	21,643,759	1,263,955	22,907,714
Other investments - real estate	4,368,393	-	4,368,393
<b>Total investments</b>	66,587,119	3,528,666	70,115,785
Contributions receivable	793,876	-	793,876
Other receivables	65	1	66
<b>Total assets</b>	68,532,589	3,550,021	72,082,610
<b>Net position - restricted for pension benefits and OPEB</b>	\$ 68,532,589	\$ 3,550,021	\$ 72,082,610

Town of Windsor, Connecticut

Notes to Financial Statements

**Note 8. Employee Retirement Plans (Continued)**

**Schedule of Changes in Plan Net Position  
Year Ended June 30, 2020**

	Pension Trust Fund	OPEB Trust Other Post- Employment Benefit Fund	Total
	Town Pension Fund		
<b>Additions:</b>			
Employer contributions	\$ 1,470,670	\$ 725,000	\$ 2,195,670
Plan members	486,877	-	486,877
<b>Total contributions</b>	<b>1,957,547</b>	<b>725,000</b>	<b>2,682,547</b>
<b>Investment income:</b>			
Net appreciation in fair value of investments	597,446	56,716	654,162
Interest and dividends	1,752,458	76,235	1,828,693
<b>Less investment expenses:</b>			
Investment management fees	19,880	1,402	21,282
<b>Net investment income</b>	<b>2,330,024</b>	<b>131,549</b>	<b>2,461,573</b>
<b>Total additions</b>	<b>4,287,571</b>	<b>856,549</b>	<b>5,144,120</b>
<b>Deductions:</b>			
Benefits	4,626,390	-	4,626,390
<b>Change in net position</b>	<b>(338,819)</b>	<b>856,549</b>	<b>517,730</b>
<b>Net position, restricted for pensions and OPEB:</b>			
Beginning of year	68,871,408	2,693,472	71,564,880
End of year	<b>\$ 68,532,589</b>	<b>\$ 3,550,021</b>	<b>\$ 72,082,610</b>

Aggregate pension / OPEB plans:

	Net Liability	Pension / OPEB Expense	Deferred Inflows	Deferred Outflows
Defined Benefit Plan (PERS)	\$ 28,613,045	\$ 8,097,354	\$ (87,750)	\$ 6,883,566
Connecticut Municipal Retirement System (CMERS)	10,432,669	2,727,206	(1,149,415)	5,007,643
<b>Total</b>	<b>\$ 39,045,714</b>	<b>\$ 10,824,560</b>	<b>\$ (1,237,165)</b>	<b>\$ 11,891,209</b>



## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 8. Employee Retirement Plans (Continued)

**Town of Windsor retirement plan – defined contribution pension plan:** As part of the FY 2012 budget process, management took steps to reduce the Town's cost of providing retirement benefits for future employees. To help mitigate future increases in retirement costs, the Town Council voted to amend the Personnel Rules requiring all non-affiliated full-time employees hired after July 1, 2011 to participate in a 401(a) defined contribution plan. This plan is not reported as a fiduciary fund by the Town as it does not meet the reporting criterion. All members of the Teamsters Local 671 collective bargaining unit hired after November 1, 2011 are required to participate in a 401(a) defined contribution plan. All members of the United Public Service Employees Union Local 424 (Public Safety Dispatchers) collective bargaining unit hired on or after November 1, 2012 are required to participate in a 401(a) defined contribution plan. As of July 1, 2013, all new hires of the Board of Education (excluding teachers), regardless of affiliation, participate in a 401(a) defined contribution plan.

The Defined Contribution Plan requires the Town to contribute 5.5 percent of each participant's salary. Employees are also required to contribute 5.5 percent of their salary and may make additional contributions subject to IRS regulations. Town contributions to the plan amounted to \$146,420 for the year. The assets for the plan are held by ICMA Retirement Corporation. The balance of the plan is not reflected in the accompanying financial statements of the Town, as the Town's role in the administration of the plan is limited.

**Connecticut Municipal Employees' Retirement Fund B:** All uniformed police officers of the Town participate in the Connecticut Municipal Employees Retirement System (CMERS), a defined benefit cost sharing multiple-employer public employee retirement system (PERS) established by the State of Connecticut and administered by the State Retirement Commission to provide retirement and disability benefits, annual cost-of-living adjustments, and death benefits to the employees and beneficiaries of participating municipalities. Chapters 7-425 to 7-451 Part II of the General Statutes of Connecticut, which can be amended by legislative action, establishes CMERS benefits, member contribution rates, and other plan provisions. CMERS is considered to be a part of the State of Connecticut financial reporting entity and is included in the State's financial reports as a pension trust fund. Those reports may be obtained at [www.ct.gov](http://www.ct.gov).

**Funding policy:** Town plan members are required by State statute to contribute 5.5 percent of earnings (based on earnings not being covered by social security). Employees covered by social security are required to contribute 2.25% of compensation up to the social security taxable wage base plus 5.5 percent of compensation, if any, in excess of such base. Each participating municipality is required to contribute at an actuarially determined rate. The rate for fiscal year 2020 is 20.74 percent of annual covered payroll. The contribution requirements of the Town are established and may be amended by the State Retirement Commission. The Town's contributions to CMERS for the year ended June 30, 2020 were \$1,155,964 which is equal to the required contributions for each year.

**Benefit provisions:** Plan provisions are set by Statute of the State of Connecticut. CMERS provides retirement benefits, as well as death and disability benefits. Membership is mandatory for all regular full time employees of participating departments except Police and Fire hired after age 60.

Town of Windsor, Connecticut

Notes to Financial Statements

---

**Note 8. Employee Retirement Plans (Continued)**

**Connecticut Municipal Employees' Retirement Fund B (continued)**

**Service retirement allowance:**

**Condition for allowance:** Age 55 and 5 years of continuous service, or 15 years of active aggregate service, or 25 years of aggregate service. Compulsory retirement at age 65 for police and fire members.

**Normal retirement:** For members not covered by social security: 2 percent of average final compensation times years of service. For members covered by social security: 1.50 percent of the average final compensation not in excess of the year's breakpoint plus 2 percent of average final compensation in excess of the year's breakpoint, times years of service. The maximum benefit is 100 percent of average final compensation and the minimum benefit is \$1,000 annually. Both the minimum and the maximum include workers compensation and social security benefits. If any member covered by social security retires before age 62, his/her benefit until he/she reaches age 62 or receives a social security disability award is computed as if he/she were not under social security.

**Disability retirement allowance:**

**Condition for allowance:** 10 years of service and permanently and totally disabled from engaging in any gainful employment in the service of the municipality.

**Amount of allowance:** Calculated as a service retirement allowance based on compensation and service to the date of the disability.

**Service connected disability:**

**Condition for allowance:** Totally and permanently disabled from engaging in any gainful employment in the service of the municipality provided such disability has arisen out of and in the course of his/her employment with the municipality. Disability due to hypertension or heart disease, in the case of firemen and policemen, is presumed to have been suffered in the line of duty.

**Amount of allowance:** Calculated as a service retirement allowance based on compensation and service to the date of the disability with a minimum benefit (including worker's compensation benefits) of 50 percent of compensation at the time of the disability.

**Vesting retirement allowance:**

**Condition for allowance:** 5 years of continuous or 15 years of active aggregate service.

**Amount of allowance:** Calculated as a service retirement allowance on the basis of average final compensation and service to the date of termination. Deferred to normal retirement age, or an actuarially reduced allowance may begin at the time of separation.

**Death benefit:**

**Condition for benefit:** Eligible for service, disability retirement, or vested allowance, and married for at least 12 months preceding death.

**Amount of benefit:** Computed on the basis of the member's average final compensation and creditable service at date of death, payable to the spouse. Benefit is equal to 50 percent of the average of the life annuity allowance and the reduced 50 percent joint and survivor allowance.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 8. Employee Retirement Plans (Continued)

##### Connecticut Municipal Employees' Retirement Fund B (continued)

**Optional benefits:** Prior to the retirement, a member may elect to convert their retirement allowance into a benefit of equivalent actuarial value in accordance with one of the optional forms described below: 1. A reduced retirement allowance payable during their life with the provision that after their death the beneficiary designated by them at the time of their retirement; or 2. A reduced retirement allowance payable during their life with the provision that after their death, an allowance of one-half of their reduced allowance will be continued for life to the beneficiary designated by them at the time of their retirement; 3. A reduced retirement allowance payable during their life with a guarantee of 120 or 240 monthly payments to the member or their designated beneficiary.

**Assumptions:** The total pension liability was determined using the following actuarial assumptions applied to all periods included in the measurement:

Valuation date	6/30/19
Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed
Remaining amortization period	20 years
Asset valuation method	Market Value on the measurement date. Plan's fiduciary net position also includes the present value of receivable initial liability payments established by participating employers upon entry into MERS.
Investment rate return*	7.00%, net of investment related expense
Projected salary increases*	3.50 to 10.00% including inflation
Inflation	2.50%
Mortality	For the period after retirement and for dependent beneficiaries, mortality rates were based on the RP-2014 Combined Mortality Table adjusted to 2006 and projected to 2015 with Scale MP-2017 and projected to 2022 with Scale BB for General Employees and the RP-2014 Blue Collar Mortality Table adjusted to 2006 and projected to 2015 with Scale MP-2017 and projected to 2022 with Scale BB for Police and Fire. For disabled retirees, the RP-2014 Disabled Mortality Table projected with Scale BB to 2020 was used. The static projection produces sufficient margin in the mortality rates to reflect future improvement in our judgement.
Future Cost-of-Living	Future Cost-of-Living adjustments for members who retire on or after January 1, 2002 are 60% of the annual increase in the CPI up to 6%. The minimum annual COLA is 2.5%; the maximum is 6%.

Town of Windsor, Connecticut

Notes to Financial Statements

**Note 8. Employee Retirement Plans (Continued)**

**Connecticut Municipal Employees' Retirement Fund B (continued)**

**The long-term expected rate of return:** the long-term expected rate of return on pension plan investments was determined using a lognormal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and most recent best estimates of arithmetic real rates of return for each major asset class are to be provided by the Fiduciary of the Plan.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	20.00%	5.30%
Developed Market International	11.00%	5.10%
Emerging Market International	9.00%	7.40%
Core Fixed Income	16.00%	1.60%
Inflation Linked Bonds	5.00%	1.30%
Emerging Market Debt	5.00%	2.90%
High Yield Bonds	6.00%	3.40%
Real Estate	10.00%	4.70%
Private Equity	10.00%	7.30%
Alternative Investments	7.00%	3.20%
Liquidity Fund	1.00%	0.90%
	100.00%	

**Discount rate:** the discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at the actuarially determined rates in future years. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Pension liability, pension expense, and deferred outflows of resources and deferred inflows of resources:** At June 30, 2020, the Town reported a net pension liability of \$10,432,669 for its proportionate share of the net pension liability related to its participation in CMERS. The total pension liability as of June 30, 2019 is based upon the June 30, 2019 actuarial valuation. The Town's proportion of the net pension liability was based on its share of contributions to the CMERS for fiscal year 2019 relative to the total contributions of all participating employers for that fiscal year. At June 30, 2019, the Town's proportion was 3.34%. The decrease in proportion from 2018 was 0.39%.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 8. Employee Retirement Plans (Continued)**

**Connecticut Municipal Employees' Retirement Fund B (continued)**

For the year ended June 30, 2020, the Town recognized CMERS pension expense of \$2,727,206 related to the CMERS plan. At June 30, 2020, the Town reported deferred outflows of resources related to CMERS from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1,143,479	\$ (306,852)
Change of actuarial assumptions	2,293,425	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	87,117	(842,563)
Net difference between expected and actual earnings	327,658	-
Contributions made subsequent to measurement date	1,155,964	-
Total	<u>\$ 5,007,643</u>	<u>\$ (1,149,415)</u>

\$1,155,964 reported as deferred outflows of resources related to pensions resulting from the Town's contributions in fiscal year 2020 subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years ending June 30:	
2021	\$ 1,243,006
2022	605,555
2023	765,949
2024	87,754

**Sensitivity of the net pension liability to changes in the discount rate:** The following presents the net pension liability of CMERS, calculated using the discount rate of 7.00 percent, as well as what the System's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Town's share of net pension liability associated with the Plan	<u>\$ 15,234,349</u>	<u>\$ 10,432,669</u>	<u>\$ 6,448,153</u>

**Connecticut State Teachers' Retirement System:** All certified personnel participate in the State of Connecticut Teachers' Retirement System under Section 10.183 of the General Statutes of the State of Connecticut. A teacher is eligible to receive a normal retirement benefit if he or she has (1) attained age 60 and has accumulated 20 years of credited service in the public schools of Connecticut, or (2) attained any age and has accumulated 35 years of credited service, at least 25 years of which are serviced in the public schools of Connecticut.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 8. Employee Retirement Plans (Continued)**

**Connecticut State Teachers' Retirement System (continued)**

**Description of system:** Teachers, principals, superintendents and supervisors within the Town's school system participate in a retirement system administered by the Connecticut State Teachers' Retirement Board. The System is a cost-sharing multiple-employer defined benefit pension system with a special funding situation. The System is considered a part of the State of Connecticut financial reporting entity and is included in the State's financial reports as a pension trust fund. Those reports may be obtained at [www.ct.gov](http://www.ct.gov).

The System is administered under the provisions of Chapter 167a of the Connecticut General Statutes (CGS).

**Benefits provided:** The benefits provided to participants by the System are as follows:

**Normal benefit:** A member at age 60 with 20 years of credited service in Connecticut, or 35 years of credited service including at least 25 years of service in Connecticut, is eligible for vested benefits of 2 percent of average annual salary times years of credited service (maximum benefit is 75 percent of average annual salary during the three years of highest salary).

**Prorated benefit:** A member who completes 10 years of Connecticut public school service is eligible for a vested benefit commencing at age 60. The benefit is 2 percent less 0.1 percent for each year less than 20 years of average annual salary times years of credited service.

**Contribution requirements:** The pension contributions made by the State to the System are determined on an actuarial reserve basis as described in CGS Section and 10-183z (which reflects Public Act 79-436 as amended).

**Employees:** Effective July 1, 1992, each teacher is required to contribute 6.00 percent of salary for the pension benefit.

Effective January 1, 2018, the required contribution increased to 7.00 percent of pensionable salary.

The School District has no obligation to contribute to the plan.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 8. Employee Retirement Plans (Continued)**

**Connecticut State Teachers' Retirement System (continued)**

**Actuarial assumptions:** The total pension liability as of June 30, 2019 is based upon the June 30, 2018 actuarial valuation (measurement date), using the following key actuarial assumptions:

Inflation	2.50 percent
Salary increases, including inflation	3.25-6.50 percent
Long-term investment rate of return, net of pension investment expense, including inflation	6.90 percent

Mortality rates were based on the RPH-2014 White Collar table with employee and annuitant rates blended from ages 50 to 80, projected to the year 2020 using the BB improvement scale.

Future cost-of-living increases for teachers who retired prior to September 1, 1992, are made in accordance with increases in the Consumer Price Index, with a minimum of 3 percent and a maximum of 5 percent per annum. For teachers who were members of the Teachers' Retirement System before July 1, 2007, and retire on or after September 1, 1992, pension benefit adjustments are made that are consistent with those provided for social security benefits on January 1 of the year granted, with a maximum of 6 percent per annum. If the return on assets in the previous year was less than 8.5 percent, the maximum increase is 1.5 percent. For teachers who were members of TRS after July 1, 2007, pension benefit adjustments are made that are consistent with those provided for social security benefits on January 1 of the year granted, with a maximum of 5 percent per annum. If the return on assets in the previous year was less than 11.5 percent, the maximum increase is 3 percent, and if the return on the assets in the previous year was less than 8.5 percent, the maximum increase is 1.0 percent.

The long-term expected rate of return on pension investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Public Equity - US Equity	20.00%	8.10%
Public Equity - International Developed Equity	11.00%	8.50%
Public Equity - Emerging Markets Equity	9.00%	10.40%
Fixed Income - Core Fixed Income	16.00%	4.60%
Fixed Income - Inflation Linked Bonds	5.00%	3.60%
Fixed Income - High Yield	6.00%	6.50%
Fixed Income - Emerging Market Debt	5.00%	5.20%
Private Equity	10.00%	9.80%
Real Estate	10.00%	7.00%
Alternative Investments - Real Assets	4.00%	8.20%
Alternative Investments - Hedge Funds	3.00%	5.40%
Liquidity Fund	1.00%	2.90%
	<u>100.00%</u>	

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 8. Employee Retirement Plans (Continued)

##### Connecticut State Teachers' Retirement System (continued)

**Discount rate:** The discount rate used to measure the total pension liability was 6.90 percent. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that State contributions will be made at the actuarially determined rates in future years. Based on those assumptions, the pension's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:**

The Town's proportionate share of the net pension liability is \$0 and, therefore, the change in the discount rate would only impact the amount recorded by the State of Connecticut.

**Pension liabilities, pension expense, and deferred inflows/outflows of resources:** The State makes all contributions to the System on-behalf of employees of the participating districts. Therefore, participating employers are considered to be in a special funding situation as defined by Governmental Accounting Standards Board No. 68 *Accounting and Financial Reporting for Pensions—an amendment of GASB Statement No. 27* and the State is treated as a non-employer contributing entity in the System. Since the districts do not contribute directly to the System, there is no net pension liability or deferred inflows or outflows to report in the financial statements of the Town. The portion of the net pension liability that was associated with the Town was \$129,818,072 and 100 percent of the collective net pension liability is allocated to the State. The Town has no proportionate share of net pension liability.

The Town recognized the total pension expense associated with the Town as well as revenue in an amount equal to the non-employer contributing entities' total proportionate share of the collective pension expense associated with the Town. For the fiscal year ended June 30, 2020, the Town recognized \$15,943,872 as the amount expended by the State on-behalf of the Town to meet the State's funding requirements. The Town does not have any liability for teacher pensions.



**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 9. Other Post-Employment Benefits**

**Town Other Post-Employment Benefit Plan**

In addition to providing pension benefits, the Town provides certain healthcare benefits for its retired employees and their spouses, as outlined below:

**Eligibility**

**Teachers and Central Office Administrators:**

A Teacher or Administrator retiring shall be eligible to receive medical and dental benefits for self and spouse. Normal Retirement for Teachers and Administrators is the earliest of age 60 with 20 years of service, or completion of 35 years of service regardless of age. Early Retirement is the earliest of age 60 with 10 years of service, any age with 25 years of service, or age 55 with 20 years of service.

**Police:**

Employees retiring under the Connecticut Municipal Employees' Retirement Fund B (MERF B) shall be eligible to receive health benefits for self and spouse only if similar insurance is not available through another employer or spouse's employer.

**Town, Board of Education (BOE) Non-Certified and Dispatchers hired before July 1, 2016:**

Employees retiring under the Town of Windsor Retirement Plan shall be eligible to receive health benefits for self and spouse. Coverage for self - age 55 with 10 years of service. Coverage for spouse - earlier of age 55 with 30 years of service or age 65 with 10 years of service. Town employees shall be eligible to receive health benefits for self and spouse only if similar insurance is not available through another employer or spouse's employer.

**Dispatchers hired on and after July 1, 2016:**

Employees retiring under the Town of Windsor Retirement Plan shall be eligible to receive health benefits for self and spouse. Coverage for self - age 55 with 15 years of service. Coverage for spouse - earlier of age 55 with 30 years of service or age 65 with 15 years of service.

**Cost Sharing**

**Police:**

*Hired prior to July 1, 2013:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree pays same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

*Hired on or after July 1, 2013:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree pays same percentage of premium that is in effect for current employees for self and 100% for spouse.

Town of Windsor, Connecticut

Notes to Financial Statements

---

**Note 9. Other Post-Employment Benefits (Continued)**

**Cost Sharing**

**Town Administrative:**

*Hired prior to July 1, 2009:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

*Hired after July 1, 2009 and prior to March 1, 2013:*

Medical - Retiree contributes 25% of the cost for self and 50% for spouse.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

*Hired on or after March 1, 2013:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree contributes 0% of the cost for self and 100% for spouse.

**Dispatchers:**

*Hired prior to January 1, 2007:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

*Hired after January 1, 2007 and prior to July 1, 2011:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% for the retiree and 40% for the spouse.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self, with a maximum retiree share of 25%. Spouse coverage is available at 100% retiree-paid.

*Hired on or after July 1, 2011:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

**Town Teamsters:**

*Hired prior to July 1, 2008:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, up to a maximum retiree share of 25% of the premium.

Dental - Retiree contributes 100% of the cost for self and spouse.

*Hired after July 1, 2008 and prior to November 1, 2011:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and spouse, to a maximum retiree share of 25% for the retiree and 50% for the spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

Town of Windsor, Connecticut

Notes to Financial Statements

---

**Note 9. Other Post-Employment Benefits (Continued)**

**Town Other Post-Employment Benefit Plan (continued)**

**Cost Sharing**

*Hired on or after November 1, 2011:*

Medical - Retiree pays the same percentage of premium that is in effect for current employees for self and 100% for spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Board NAGE (Custodians/Maintenance/Food):**

*Hired prior to July 1, 2010:*

Medical - Retiree contributes 75% of the cost for self and 100% for spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

*Hired on or after July 1, 2010:*

Medical - Retiree contributes 100% of the cost for self and spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Board Nurses:**

Medical - Retiree contributes 100% of the cost for self and spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Board Non-Affiliated:**

*Hired prior to January 1, 2007:*

Retiree pays the same percentage of premium that is in effect at the time of the employee's retirement.

Medical - Retiree contributes 15% of the cost for self and 50% for spouse.

Dental - Retiree contributes 15% of the cost for self and 25% for spouse, up to an annual cap of \$2,500.

*Hired on or after January 1, 2007:*

Medical - Retiree contributes 100% of the cost for self and spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Board Administrative Support Staff:**

*Hired prior to July 1, 2008:*

Medical - Retiree contributes 85% of the cost for self and 100% for spouse.

Dental - Retiree contributes 85% of the cost for self and 100% for spouse.

*Hired on or after July 1, 2008:*

Medical - Retiree contributes 100% of the cost for self and spouse.

Dental - Retiree contributes 100% of the cost for self and spouse.

**Teachers and Central Office Administrators:**

Medical\* - Retiree contributes 100% of the cost for self and spouse.

Dental\* - Retiree contributes 100% of the cost for self and spouse.

\* less \$1,320 annual CT Teachers Retirement Board subsidy

**Other Bargaining Units:**

No retiree medical or dental benefits are provided.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 9. Other Post-Employment Benefits (Continued)

##### Town Other Post-Employment Benefit Plan (continued)

**Plan description:** The Town provides post-employment benefits for certain employees for current and future health and life insurance benefit expenses through a single-employer defined benefit plan. A bi-annual actuarial valuation is made to determine whether the contributions are sufficient to meet the plan obligations. The latest actuarial valuation was made July 1, 2019. The post-retirement plan does not issue stand-alone financial reports.

The valuation date is July 1, 2019. The measurement date is June 30, 2020, which was based on a roll forward of the July 1, 2019 valuation. The net OPEB liability is report at the measurement date of June 30, 2020.

The contribution requirements of plan members and the Town are established and may be amended by the Town.

Membership in the plan consisted of the following at July 1, 2019:

Retirees, beneficiaries, and spouses of retirees receiving benefits	212
Active plan members	639
Total	<u>851</u>

Actuarial assumptions are as follows:

Valuation date	July 1, 2019
Actuarial cost method	Entry Age Normal
Asset funding method	Fair value
Amortization method	Level Percent (closed)
Remaining amortization period	24 years

Actuarial assumptions

Investment rate of return	5.00%
Discount rate	2.21%
Inflation rate	2.70%
Amortization growth rate	3.00%
Health cost trend rates	5.20% to 4.47% over 68 years

#### Change in assumptions:

**Mortality Table:** Adoption of the Pub-2010 mortality table with generational projection of future improvements per MP Ultimate Table. In addition the valuation includes updated certain demographic assumptions for the BOE Certified employees to reflect the assumptions used in the June 30, 2018 Pension Actuarial Valuation Report for the Connecticut State Teachers' Retirement System.

**Basis for allocating assets:** The basis for allocating assets to each group was changed to be based on Accrued Liability rather than Net Budget Impact. Also, the valuation lengthened the amortization period for the Police Unfunded Accrued Liability to 24 years, from 14, so that it is now the same as the other groups.

These changes in combination caused the Unfunded Accrued Liability to increase by about \$3.54 million and the Actuarially Determined Contribution to increase by about \$47,000.

Town of Windsor, Connecticut

Notes to Financial Statements

Note 9. Other Post-Employment Benefits (Continued)

Town Other Post-Employment Benefit Plan (continued)

Investments:

**Investment policy:** The OPEB plan's policy in regard to the allocation of invested assets is established and may be amended by the Board. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the OPEB plan.

**Rate of return:** For the year ended June 30, 2020, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was as follows. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

	<u>OPEB Plan</u>
Rate of return	3.89%

**Net OPEB liability of the Town:** The components of the net OPEB liability of the Town at June 30, 2020 were as follows:

Total OPEB liability	\$ 61,943,296
Plan fiduciary net position	<u>3,550,021</u>
Net OPEB liability	<u><u>\$ 58,393,275</u></u>
Plan fiduciary net position as a percentage of total OPEB liability	5.73%
Covered payroll	\$ 46,133,025
Net OPEB liability as a % of covered payroll	126.58%

	<u>Increase (Decrease)</u>		
	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
	(a)	(b)	(a) - (b)
Balances at June 30, 2019	\$ 50,416,065	\$ 2,693,472	\$ 47,722,593
Changes for the year:			
Service cost	1,401,671	-	1,401,671
Interest on total OPEB liability	1,788,534	-	1,788,534
Effect of economic/demographic gains or losses	(8,095,084)	-	(8,095,084)
Effect of assumptions changes or inputs	17,878,056	-	17,878,056
Benefit payments	(1,445,946)	-	(1,445,946)
Employer contributions	-	(1,445,946)	1,445,946
Member contributions	-	2,170,946	(2,170,946)
Net investment income	-	132,951	(132,951)
Administrative expense	-	(1,402)	1,402
Net changes	<u>11,527,231</u>	<u>856,549</u>	<u>10,670,682</u>
Balances at June 30, 2020	<u><u>\$ 61,943,296</u></u>	<u><u>\$ 3,550,021</u></u>	<u><u>\$ 58,393,275</u></u>

Town of Windsor, Connecticut

Notes to Financial Statements

**Note 9. Other Post-Employment Benefits (Continued)**

**Town Other Post-Employment Benefit Plan (continued)**

**Assumed rate of return:** The long-term expected rate of return on OPEB plan investments was determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Best estimates of the real rates of returns for each major asset class are included in the OPEB plan's target asset allocation. Best estimates of arithmetic real rates of return for each major asset class included in the OPEB plan's target asset allocation as of June 30, 2020, and the final vestment return assumption, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Geometric Real Rate of Return
U.S. Core Fixed Income	35.00%	2.18%
U.S. Large Caps	36.00%	3.33%
Non-U.S. Equity	24.00%	4.70%
U.S. REITS	5.00%	3.42%
	100.00%	

**Discount rate:** The discount rate used to measure the total OPEB liability was 2.21%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current member contribution rate and that contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be depleted in 2019 and, as a result, the Municipal Bond Index Rate was used in the determination.

**Sensitivity of the total OPEB liability to changes in the discount rate:** The following presents the total OPEB liability of the Town, calculated using the discount rate of 2.21%, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is 1.00% lower or 1.00% higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
Net OPEB Liability	1.21%	2.21%	3.21%
OPEB Plan	\$ 70,801,590	\$ 58,393,275	\$ 48,817,720

Town of Windsor, Connecticut

Notes to Financial Statements

**Note 9. Other Post-Employment Benefits (Continued)**

**Town Other Post-Employment Benefit Plan (continued)**

**Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates:** The following presents the net OPEB liability of the Town, as well as what the Town's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower (4.20% decreasing to 3.47%) or 1 percentage point higher (6.20% decreasing to 5.47%) than the current healthcare cost trend rates:

Net OPEB Liability	1.0% Decrease (4.20 % Decreasing to 3.47%)	Healthcare Cost Trend Rates 4.47%	1.0% Increase (6.20 Increasing to 5.47%)
OPEB Plan	\$ 47,646,115	\$ 58,393,275	\$ 72,520,573

**OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB:** For the year ended June 30, 2020, the Town recognized OPEB expense of \$450,460. At June 30, 2020, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ (24,634,096)
Changes of assumptions	17,411,846	(2,867,091)
Net difference between projected and actual earnings on OPEB plan investments	15,893	(37,290)
	\$ 17,427,739	\$ (27,538,477)

Amounts reported in deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years ending June 30:	
2021	\$ (2,588,330)
2022	(2,588,329)
2023	(2,585,349)
2024	(2,574,905)
2025	(2,161,921)
Thereafter	2,388,096
	\$ (10,110,738)

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 9. Other Post-Employment Benefits (Continued)

##### Other Post-Employment Benefit - Connecticut State Teachers' Retirement Plan

###### Plan Description

Teachers, principals, superintendents or supervisors engaged in service of public schools plus professional employees at State Schools of higher education are eligible to participate in the Connecticut State Teachers' Retirement System Retiree Health Insurance Plan (TRS-RHIP), a cost sharing multiple-employer defined benefit other post-employment benefit plan administered by the Teachers' Retirement Board (TRB), if they choose to be covered.

Chapter 167 of the State Statutes grants authority to establish and amend the benefit terms to the TRB. TRS-RHIP issues a publicly available financial report that can be obtained at [www.ct.gov/trb](http://www.ct.gov/trb).

###### Benefit Provisions

There are two types of the healthcare benefits offered through the System. Subsidized Local School District Coverage provides a subsidy paid to members still receiving coverage through their former employer and the TRB Sponsored Medicare Supplemental Plans provide coverage for those participating in Medicare, but not receiving Subsidized Local School District Coverage.

Any member that is not currently participating in Medicare Parts A & B is eligible to continue healthcare coverage with their former employer. A subsidy of up to \$110 per month for a retired member plus an additional \$110 per month for a spouse enrolled in a local school district plan is provided to the school district to first offset the retiree's share of the cost of coverage. Any remaining portion is used to offset the district's cost. The subsidy amount is set by statute and has not increased since July of 1996. A subsidy amount of \$220 per month may be paid for a retired member, spouse or the surviving spouse of a member who has attained the normal retirement age to participate in Medicare, is not eligible for Part A of Medicare without cost, and contributes at least \$220 per month towards coverage under a local school district plan.

Any member that is currently participating in Medicare Parts A & B is eligible to either continue healthcare coverage with their former employer, if offered, or enroll in the plan sponsored by the System. If they elect to remain in the plan with their former employer, the same subsidies as above will be paid to offset the cost of coverage.

If a member participating in Medicare Parts A & B so elects, they may enroll in one of the TRB Sponsored Medicare Supplemental Plans. Active members, retirees, and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits). Effective July 1, 2018 the System added a Medicare Advantage Plan Option. Active members, retirees and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits) under the Medicare Advantage Plan. Retired members who choose to enroll in the Medicare Supplement Plan are responsible for the full difference in the premium cost between the two plans. Additionally, effective July 1, 2018 retired members who cancel their health care coverage or elect not to enroll in TRB sponsored health care coverage option must wait two years to re-enroll.



## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 9. Other Post-Employment Benefits (Continued)

##### Other Post-Employment Benefit - Connecticut State Teachers' Retirement Plan (continued)

**Survivor healthcare coverage:** Survivors of former employees or retirees remain eligible to participate in the plan and continue to be eligible to receive either the \$110 monthly subsidy or participate in the TRB Sponsored Medicare Supplemental Plans, as long as they do not remarry.

**Eligibility:** Any member that is currently receiving a retirement or disability benefit is eligible to participate in the plan.

**Credited service:** One month for each month of service as a teacher in Connecticut public schools, maximum 10 months for each school year. Ten months of credited service constitutes one year of credited service. Certain other types of teaching services, State employment, or wartime military service may be purchased prior to retirement, if the member pays one-half the cost.

**Normal retirement:** Age 60 with 20 years of credited service in Connecticut, or 35 years of credited service including at least 25 years of service in Connecticut.

**Early retirement:** 25 years of credited service including 20 years of Connecticut service, or age 55 with 20 years of credited service including 15 years of Connecticut service.

**Proratable retirement:** Age 60 with 10 years of credited service.

**Disability retirement:** 5 years of credited service in Connecticut if not incurred in the performance of duty and no service requirement if incurred in the performance of duty.

**Termination of employment:** 10 or more years of credited service.

#### Contributions

##### *State of Connecticut*

Per Connecticut General Statutes Section 10-183t, contribution requirements of active employees and the State of Connecticut are approved, amended and certified by the State Teachers Retirement Board and appropriated by the General Assembly. The State contributions are not currently actuarially funded. The State appropriates from the General Fund one third of the annual costs of the plan. Administrative costs of the plan are financed by the State. Based upon Chapter 167a, Subsection D of Section 10-183t of the Connecticut statutes, it is assumed the State will pay for any long-term shortfall arising from insufficient active member contributions.

##### *Employer (School Districts)*

School District employers are not required to make contributions to the plan.

##### *Employees*

Each member is required to contribute 1.25% of their annual salary up to \$500,000. Contributions in excess of \$500,000 will be credited to the Retiree Health Insurance Plan.

##### *Retirees*

Retirees pay per monthly premiums.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 9. Other Post-Employment Benefits (Continued)**

**Other Post-Employment Benefit - Connecticut State Teachers' Retirement Plan (continued)**

**OPEB liabilities, OPEB expense, and deferred outflows of resources and deferred inflows of resources related to OPEB:** At June 30, 2019, the Town reports no amounts for its proportionate share of the net OPEB liability, and related deferred outflows and inflows, due to the statutory requirement that the State pay 100% of the required contribution. The amount recognized by the Town as its proportionate share of the net OPEB liability, the related state support, and the total portion of the net OPEB liability that was associated with the Town was as follows:

Town's proportionate share of the net OPEB liability	\$ -
State's proportionate share of the net OPEB liability associated with the Town	<u>20,245,862</u>
	<u><u>\$ 20,245,862</u></u>

The net OPEB liability was measured as of June 30, 2019 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as June 30, 2018, which was rolled forward to determine the June 30, 2019 liability. At June 30, 2020, the Town has no proportionate share of the net OPEB liability.

For the year ended June 30, 2020, the Town recognized OPEB expense and revenue of (\$1,481,523) for on-behalf amounts for the benefits provided by the State.

**Actuarial Assumptions**

The total OPEB liability was determined by an actuarial valuation as of June 30, 2018, which was rolled forward to the measurement date of June 30, 2019, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75%
Healthcare costs trend rate	
Pre-Medicare	5.95% decreasing to 4.75% by 2025
Medicare	5.00% decreasing to 4.75% by 2028
Salary increases	3.25% – 6.50%, including inflation
Investment rate of return	3.00%, net of OPEB plan investment expense, including inflation
Year fund net position will be depleted	2019
Measurement Date	June 30, 2019

Mortality rates were based on the RPH-2014 White Collar table with employee and annuitant rates blended from ages 50 to 80, projected to the year 2020 using the BB improvement scale, and further adjusted to grade in increases (5% for females and 8% males) over age 80. For disabled retirees, mortality rates were based on the RPH-2014 Disabled Mortality Table projected to 2020 using the BB improvement scale.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period July 1, 2010 to June 30, 2015.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 9. Other Post-Employment Benefits (Continued)

##### Other Post-Employment Benefit - Connecticut State Teachers' Retirement Plan (continued)

The long-term expected rate of return on plan assets is reviewed as part of the GASB Statement No. 74, *Financial Reporting for Post-Employment Benefit Plans Other Than Pension Plans*, valuation process. Several factors are considered in evaluating the long-term rate of return assumption, including the plan's current asset allocations and a log-normal distribution analysis using the best-estimate ranges of expected future real rates of return (expected return, net investment expense, and inflation) for each major asset class. The long-term expected rate of return was determined by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The assumption is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years. The plan is 100% invested in U.S. Treasuries (Cash Equivalents) for which the expected 10-Year Geometric Real Rate of Return is (0.27%).

**Discount rate:** The discount rate used to measure the total OPEB liability was 3.50%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current member contribution rate and that contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members. No future state contributions were assumed to be made. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be depleted in 2020 and, as a result, the Municipal Bond Index Rate was used in the determination.

**Sensitivity of the net OPEB liability to changes in the health care cost trend rate and the discount rate:** The Town's proportionate share of the net OPEB liability is \$0 and, therefore, the change in the healthcare cost trend rate or the discount rate would only impact the amount recorded by the State of Connecticut.

**Other information:** Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the Town has no obligation to contribute to the plan. Detailed information about the Connecticut State Teachers' OPEB Plan fiduciary net position is available in the separately issued State of Connecticut Comprehensive Annual Financial Report at [www.ct.gov](http://www.ct.gov).

#### Note 10. Risk Management

The Town self-insures its liability for workers' compensation claims to a limit of \$600,000 per employee. Aggregate claims in excess of that amount up to \$20,000,000, as well as any individual claim up to \$1,000,000 are fully insured. USI/FutureComp, a fully qualified, third-party administrator, is the current administrator of the program and assists management in determining the liability at year-end. As employee claims are processed and certified for payment by the third party administrator, payment is made out of the Internal Service Fund. The accrued liability made for this purpose is determined annually based on prior experience and the amount of unsettled claims outstanding on an actuarial basis.

Premiums are paid into the Internal Service Fund by all other funds and are available to pay claims, claim reserves, and administrative costs of the program.

Employee health/medical claims are self-funded through Anthem Blue Cross/Blue Shield of Connecticut and Express Scripts. Funds are transferred into the Internal Service Fund from other funds and are available to pay the health/medical premium costs.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 10. Risk Management (Continued)**

The Town is self-insured for health benefits. Claim activity and service fees are accounted for in a self-insurance reserve fund. The Town has Individual Stop Loss (ISL) coverage through CT Prime that limits the Town's liability to \$175,000 annually. On an aggregate basis, the Town's liability is limited to 125 percent of expected claims (approximately \$3,200,000). Claims exceeding the Town's maximum liability are fully insured through aggregate stop loss coverage. Anthem, the provider, administers the payment of claims and calculates and provides the accrued liability at year-end based on prior claims experience and the amount of unsettled claims outstanding on an actuarial basis. Arthur J. Gallagher & Co., the Town's consultant, analyzes claims and advises the Town on all health insurance related issues. Conservatively, through the budget process and available reserves, the Town will project to have, at a minimum, the Town's maximum liability available to process expected claims.

The BOE records its liability for health benefits in a self-insurance reserve fund and accounts for claim activity and service fees on a self-insured basis. The BOE has ISL coverage that limits the BOE's liability to \$150,000 annually. On an aggregate basis, the BOE's liability is limited to 110 percent of expected claims (approximately \$11,300,000). Claims exceeding the BOE's maximum liability are fully insured through aggregate stop loss coverage. Anthem, the provider, administers the payment of claims. Lockton Companies, the BOE's consultant, analyzes claims and advises the BOE on all health insurance related issues as well as calculating and providing the accrued liability at year-end based on prior claims experience and the amount of unsettled claims outstanding on an actuarial basis. Conservatively, through the budget process and available reserves, the BOE will project to have, at a minimum, the BOE's maximum liability available to process expected claims.

The following is a schedule of changes in the aggregate liabilities for the Internal Service Fund claims:

Workers' Compensation / Heart and Hypertension / Liability	Liability July 1,	Current Year Claims and Changes in Estimates	Claim Payments	Liability June 30,
2018-19	\$ 1,757,364	\$ 2,060,862	\$ 2,173,287	\$ 1,644,939
2019-20	1,644,939	1,703,823	1,762,426	1,586,336

Town - Health / Medical	Liability July 1,	Current Year Claims and Changes in Estimates	Claim Payments	Liability June 30,
2018-19	\$ 204,692	\$ 4,203,636	\$ 4,202,756	\$ 205,572
2019-20	205,572	3,687,391	3,745,963	147,000

BOE - Health / Medical	Liability July 1,	Current Year Claims and Changes in Estimates	Claim Payments	Liability June 30,
2018-19	\$ 430,623	\$ 9,894,751	\$ 9,908,839	\$ 416,535
2019-20	416,535	9,479,265	9,515,263	380,537

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### **Note 10. Risk Management (Continued)**

The Town has commercial general liability and auto liability with levels of coverage of \$3,000,000 and \$1,000,000, respectively, with umbrella coverage up to \$15,000,000. There have been no significant reductions in insurance coverage from the level of coverage in the prior year. Furthermore, for the past three fiscal years, no settlements have exceeded insurance coverage.

Property and casualty risks are fully insured except for the general environmental liability exposure represented by the landfill, which is essentially uninsurable.

#### **Note 11. Contingencies**

The Town has received state and federal grants for specific purposes that are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Town expects such amounts, if any, to be immaterial.

As a member of the Metropolitan District (a quasi-municipal corporation that provides water supply, sewage collection, and disposal facilities for members), the Town is contingently liable for \$80,925,597 or 8.96% of the debt of the District.

**Lawsuits:** Various litigations, principally involving claims for personal injury and contested tax assessment, are pending against the Town. The outcome and eventual liability of the Town, if any, in these cases are not known at this time. The Town's management does not believe any potential claims against the Town would have a material adverse effect on the financial position of the Town.

#### **Note 12. Landfill Closure and Post-closure Costs**

State and federal laws and regulations require the Town to place a final cover on its 65-acre landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for at least thirty years after closure. Under these regulations, the landfill has established a horizontal footprint of 55 acres which is now the basis of maximum horizontal expansion without providing a liner system. The results of a July 2014 capacity analysis show that the landfill has reached its overall capacity as of June 30, 2014. The landfill stopped accepting commercial waste on July 1, 2014, and has since been converted to a transfer station facility for residents.

The \$34,123,000 reported as landfill closure and post-closure liability at June 30, 2020, is the same amount reported on June 30, 2019. These amounts are based on what it would cost to perform all closure and post-closure care at 2020 prices with a third party performing all closure work. Actual costs may also change based on inflation, compliance with the State of Connecticut stewardship permit, changes in technology, changes in the regulations, or if some or most of the work is performed by staff. The engineering analysis assumes that numerous engineering and construction procedures will be required.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

---

**Note 12. Landfill Closure and Post-closure Costs (Continued)**

During FY 19, the Leachate Collection and Treatment System was changed to a Leachate Collection and Outfall System. The construction cost estimate was therefore adjusted from \$4,300,000 to \$1,120,000. In addition, the annual operating and maintenance cost was also adjusted from \$425,000 to \$80,000 for the 30 year period. These adjustments were based on the most recent design and cost estimates to install a leachate collection outlet system to mitigate the discharge of visible iron precipitate leachate to the Farmington River rather than constructing a leachate collection and treatment system. The outlet design involves collection and discharge of the iron precipitate leachate through an outlet pipe and diffuser installed at the bottom of the river. The outlet design was developed in accordance with direction provided by the State of Connecticut Department of Energy and Environmental Protection (DEEP) in January 2018.

While this revised approach to addressing the leachate was developed in coordination with DEEP, the public outreach and permitting phases for the design have not been completed. Based on these factors, we believe it may be more conservative from a fiscal planning perspective to maintain the previous cost estimates for another year until such time that the alternate system has been fully permitted.

The landfill served the Towns of Bloomfield and Windsor. An agreement (dated November 19, 1993) exists between the two communities. This agreement establishes the terms and conditions of operating the landfill. For closure costs, the agreement states: "the two towns shall contribute equally, on an annual basis, for said purposes and shall be equally responsible for closure, post-closure, and monitoring expenses until all federal and state requirements are met." The Town is responsible for the funding, accounting and financial reporting for the landfill on-behalf of both towns. The post-closure cost will be covered by the landfill's funds. If those funds run out, and only if they do, then the Town of Windsor and the Town of Bloomfield will split the costs. It is anticipated that no additional amount will be required from the Towns for closure of the landfill.

The landfill is currently operating under the State of Connecticut stewardship permit issued by the DEEP that addresses the requirements of the regulations, including the control and monitoring of leachate and landfill generated gases.

**Note 13. Fund Deficit**

The following fund had a net fund deficit as of June 30, 2020:

Landfill Fund	<u><u>\$ 10,819,480</u></u>
---------------	-----------------------------

The deficit will be funded using the Landfill Fund cash and investment earnings and principle and if needed, by the General Fund once the Landfill Fund cash and investments are exhausted.

**Town of Windsor, Connecticut**

**Notes to Financial Statements**

**Note 14. Fund Balances**

The Town classifies fund balances under the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions*. The details for the Town's fund balance are the following:

	General Fund	Capital Projects	Nonmajor Governmental Funds
Fund balances:			
Nonspendable:			
Inventories	\$ 19,854	\$ -	\$ -
Prepays	-	-	9,481
Scholarship fund principal	-	-	13,000
<b>Total nonspendable</b>	<b>19,854</b>	<b>-</b>	<b>22,481</b>
Restricted:			
Scholarship funding	-	-	1,779
Library operations and recreation	-	-	47,356
Human services programs	-	-	199,256
Public safety programs	-	-	174,786
Road construction and maintenance	-	-	1,658,635
Community development block grant loans	-	-	1,938,235
Education	-	-	363,385
School capital improvements	-	1,386,326	-
Road and sidewalk construction and maintenance	-	847,926	-
Other capital projects	-	2,293,973	-
Other programs	-	-	67,386
<b>Total restricted</b>	<b>-</b>	<b>4,528,225</b>	<b>4,450,818</b>
Committed:			
Open space program	-	-	620,928
School capital improvements	-	674,729	-
Road and sidewalk construction and maintenance	-	2,919,250	-
Other capital projects	-	2,321,453	-
Debt service	-	-	2,554,299
<b>Total committed</b>	<b>-</b>	<b>5,915,432</b>	<b>3,175,227</b>
Assigned:			
Subsequent year expenditures	900,000	-	-
Education	330,669	-	68,302
General government activities	247,767	-	-
Recreation programs	564,860	-	-
Human services	54,298	-	-
Public safety and police private duty	1,410,520	-	-
Public works	493,694	-	-
Community development	-	-	628,051
Other capital projects	-	1,038,153	-
<b>Total assigned</b>	<b>4,001,808</b>	<b>1,038,153</b>	<b>696,353</b>
Unassigned	28,037,362	-	-
<b>Total fund balance</b>	<b>\$ 32,059,024</b>	<b>\$ 11,481,810</b>	<b>\$ 8,344,879</b>

Encumbrances contained in the above table are as follows: \$742,026 in the General Fund, \$8,210,963 in the Capital Projects Fund, and \$2,563 in Nonmajor Governmental Funds.

## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 15. Tax Abatements

The Town has the authority to offer economic development incentives in the form of local tax abatements to eligible applicants for both real property and manufacturing machinery and equipment. The statutory authority for these abatements are in accordance with Connecticut General Statutes Sec. 2 65(b). The Town had tax abatement agreements with three entities as of June 30, 2020:

Company Name	Description	Percentage of Taxes Abated in FY 20	Amount of Taxes Abated in FY 20	Abatement Expires
Amazon.com Inc.	Fulfillment Center	60%	\$ 1,356,173	FY22
Windsor Station	Apartment Complex	50%	118,133	FY21
Leipold Inc.	Precision Manufacturer	30%	7,670	FY20

#### Note 16. GASB Statements

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial presentations.

Management has not currently determined what, if any, impact implementation of the following statements may have on the financial statements and the amount has not yet been determined:

- **GASB Statement No. 84, *Fiduciary Activities***, is effective for reporting periods beginning after December 15, 2019. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The Town is aware of this Statement and will assess its impact to ensure timely implementation.
- **GASB Statement No. 87, *Leases***, establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset, which should result in the recognition and reporting of leased assets and the liability associated with subsequent lease payments, which have historically been classified as operating leases of the current reporting period only. The new statement requires a Lessee to recognize a lease liability and an intangible right-to-use lease asset, with the lessor required to recognize a lease receivable and a deferred inflow of resources. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021.
- **GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period***. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. The requirements of this Statement are effective for reporting periods beginning after December 15, 2020. Earlier application is encouraged. The requirements of this Statement should be applied prospectively.
- **GASB Statement No. 90, *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61***. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019. Earlier application is encouraged.



## Town of Windsor, Connecticut

### Notes to Financial Statements

---

#### Note 16. Governmental Accounting Standards Board (GASB) Statements (Continued)

- **GASB Statement No. 91, *Conduit Debt Obligations*.** In May 2019, the GASB issued Statement No. 91, *Conduit Debt Obligations*. This Statement provides a single method of reporting conduit debt obligations by issuers and eliminates diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021. Earlier application is encouraged. The Town is not an issuer of conduit debt, therefore this Statement will have no effect on its financial statements.
- **GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*.** GASB Statement No. 96 provides accounting and financial reporting guidance for subscription-based information technology arrangements (SBITAs). It is based on the standards established in Statement 87, *Leases*. It:
  - Defines a SBITA as a contract that conveys control of the right to use a SBITA vendor's IT software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction;
  - Requires governments with SBITAs to recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability (with an exception for short-term SBITAs—those with a maximum possible term of 12 months); and
  - Provides guidance related to outlays other than subscription payments, including implementation costs, and requirements for note disclosures related to a SBITA.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

- **GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*.** GASB 97 requires that, for purposes of determining whether a primary government is financially accountable for a potential component unit (except for a potential component unit that is a defined contribution pension plan, a defined contribution OPEB plan, or other employee benefit plan), the absence of a governing board should be treated the same as the appointment of a voting majority of a governing board if the primary government performs the duties that a governing board typically performs. The component unit determination provisions of GASB 97 are effective immediately. Other provisions are effective for periods beginning after June 15, 2021.

#### Note 17. Coronavirus (COVID-19)

On January 30, 2020, the World Health Organization declared the coronavirus (COVID-19) to be a public health emergency. On March 11, 2020, the Governor of the State of Connecticut declared a public health emergency and a civil preparedness emergency due to COVID-19.

The Town derives a significant portion of its revenue from property taxes. While the Town has not experienced any significant increase in the amount delinquent from its taxpayers, the situation creates uncertainty about the impact of future revenues that might be generated. In addition, at this time, it is uncertain what the effects of the pandemic will be on the Town's health care costs, changes in interest rates, investment valuation and future federal or state fiscal relief.

**This page intentionally left blank.**

**Required Supplementary  
Information - Unaudited**

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of Investment Returns - Defined Benefit Pension Plan  
Last Seven Fiscal Years**

	2020	2019	2018	2017	2016	2015	2014
Annual money-weighted rate of return, net of investment income*	3.44%	2.54%	6.27%	13.56%	-2.01%	1.45%	16.25%

\* This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
 Schedule of Employer Contributions - Defined Benefit Pension Plan  
 Last Ten Fiscal Years**

	Schedule of Contributions - Pension									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined contribution	\$ 1,516,196	\$ 1,340,704	\$ 1,196,328	\$ 1,054,742	\$ 1,026,539	\$ 998,378	\$ 1,311,760	\$ 1,367,561	\$ 1,334,389	\$ 1,273,290
Contributions in relation to the actuarially determined contribution	1,516,223	1,340,704	1,196,328	1,054,742	1,026,539	998,378	1,311,760	1,367,561	1,334,389	1,273,290
Contribution deficiency (excess)	\$ (27)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	12,192,970	12,839,197	13,489,831	14,057,983	14,982,909	15,744,000	15,947,000	15,895,000	15,782,000	15,875,000
Contributions as a percentage of covered payroll	12.44%	10.44%	8.87%	7.50%	6.85%	6.34%	8.23%	8.60%	8.46%	8.02%

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of Changes in Net Pension Liability (NPL) and Related Ratios - Defined Benefit Pension Plan  
Last Seven Fiscal Years  
(in 000s)**

Changes in Net Pension Liability	2020	2019	2018	2017	2016	2015	2014
Total pension liability:							
Service cost	\$ 914	\$ 984	\$ 1,019	\$ 1,042	\$ 1,090	\$ 1,145	\$ 1,206
Interest on total pension liability	6,015	5,908	5,767	5,597	5,385	5,193	4,973
Effect of plan changes	-	(1)	(16)	(59)	-	-	-
Effect of economic/demographic gains or (losses)	842	(380)	(457)	(253)	20	(179)	(41)
Effect of assumption changes or inputs	6,707	973	1,098	1,058	1,007	-	-
Benefit payments	(4,626)	(4,188)	(3,799)	(3,623)	(3,481)	(3,211)	(3,112)
<b>Net change in total pension liability</b>	<b>9,852</b>	<b>3,296</b>	<b>3,612</b>	<b>3,762</b>	<b>4,021</b>	<b>2,948</b>	<b>3,026</b>
Total pension liability, beginning	87,294	83,998	80,386	76,624	72,603	69,655	66,629
<b>Total pension liability, ending (a)</b>	<b>97,146</b>	<b>87,294</b>	<b>83,998</b>	<b>80,386</b>	<b>76,624</b>	<b>72,603</b>	<b>69,655</b>
Fiduciary net position:							
Employer contributions	\$ 1,516	\$ 1,341	\$ 1,195	\$ 1,055	\$ 1,027	\$ 998	\$ 1,312
Member contributions	483	543	563	599	509	613	618
Investment income net of investment expenses	2,309	1,723	4,142	8,124	(1,271)	931	9,135
Benefit payments	(4,626)	(4,188)	(3,799)	(3,623)	(3,481)	(3,211)	(3,112)
Administrative expenses	(20)	(19)	(19)	(15)	(19)	(13)	(58)
<b>Net change in plan fiduciary net position</b>	<b>(338)</b>	<b>(600)</b>	<b>2,082</b>	<b>6,140</b>	<b>(3,235)</b>	<b>(682)</b>	<b>7,895</b>
Fiduciary net position, beginning	68,871	69,471	67,389	61,249	64,485	65,167	57,272
<b>Fiduciary net position, ending (b)</b>	<b>68,533</b>	<b>68,871</b>	<b>69,471</b>	<b>67,389</b>	<b>61,249</b>	<b>64,485</b>	<b>65,167</b>
<b>Net pension liability, ending = (a) - (b)</b>	<b>\$28,613</b>	<b>\$18,423</b>	<b>\$14,527</b>	<b>\$12,997</b>	<b>\$15,375</b>	<b>\$ 8,118</b>	<b>\$ 4,488</b>
Fiduciary net position as a % of total pension liability	70.55%	78.90%	82.71%	83.83%	79.93%	88.82%	93.56%
Covered payroll	\$12,193	\$12,839	\$13,489	\$14,057	\$14,983	\$15,744	\$15,947
Net pension liability as a % of covered payroll	234.67%	143.49%	107.70%	92.46%	102.62%	51.56%	28.14%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

**Town of Windsor, Connecticut**

**Schedule of Contributions - Connecticut Municipal Employees' Retirement System (CMERS)  
Required Supplementary Information - unaudited  
Last Six Fiscal Years**

Measurement Period Ended June 30,	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$1,155,964	\$ 967,336	\$ 961,140	\$ 846,628	\$ 839,857	\$ 914,805
Contribution in relation to the actuarially determined contribution	1,155,964	967,336	961,140	846,628	839,857	914,805
<b>Contribution deficiency (excess)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Covered payroll	\$5,614,438	\$6,429,162	\$5,644,057	\$5,533,389	\$5,759,928	\$5,528,217
Contributions as a percentage of covered payroll	20.59%	15.05%	17.03%	15.30%	14.58%	16.55%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

**Town of Windsor, Connecticut**

**Schedule of the Town's Proportionate Share of the Net Pension Liability -  
Connecticut Municipal Employees' Retirement System (CMERS)  
Required Supplementary Information - unaudited  
Last Six Fiscal Years**

	2020	2019	2018	2017	2016	2015
Town's proportion of the net pension liability	3.34%	3.90%	0.00%	0.00%	0.00%	0.00%
Town's proportionate share of the net pension (asset) liability	<u>\$ 10,432,669</u>	<u>\$10,340,925</u>	<u>\$(2,671,406)</u>	<u>\$(1,930,679)</u>	<u>\$(3,332,712)</u>	<u>\$(3,947,859)</u>
Town's covered payroll	<u>\$ 5,477,500</u>	<u>\$ 6,303,100</u>	<u>\$ 5,644,057</u>	<u>\$ 5,533,389</u>	<u>\$ 5,759,928</u>	<u>\$ 5,528,217</u>
Town's proportionate share of the net pension liability as a percentage of its covered payroll	<u>190.46%</u>	<u>164.06%</u>	<u>-47.33%</u>	<u>-34.89%</u>	<u>-57.86%</u>	<u>-71.41%</u>
System fiduciary net position as a percentage of the total pension liability	<u>72.69%</u>	<u>88.29%</u>	<u>91.68%</u>	<u>88.29%</u>	<u>92.72%</u>	<u>90.48%</u>

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.



**Town of Windsor, Connecticut**

**Schedule of the Town's Proportionate Share of the Net Pension Liability -  
Teachers' Retirement System  
Required Supplementary Information - unaudited  
Last Six Fiscal Years**

	2020	2019	2018	2017	2016	2015
Town's proportion of the net pension liability	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Town's proportionate share of the net pension liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State's proportionate share of the net pension liability associated with the Town	\$ 129,818,072	\$ 100,097,275	\$ 100,735,001	\$ 106,276,198	\$ 81,836,695	\$ 75,641,625
<b>Total</b>	<b>\$ 129,818,072</b>	<b>\$ 100,097,275</b>	<b>\$ 100,735,001</b>	<b>\$ 106,276,198</b>	<b>\$ 81,836,695</b>	<b>\$ 75,641,625</b>
Town's covered payroll	\$ 33,378,186	\$ 32,860,661	\$ 31,929,411	\$ 30,775,321	\$ 30,419,140	\$ 29,228,000
Town's proportionate share of the net pension liability as a percentage of its covered payroll	0%	0%	0%	0%	0%	0%
System fiduciary net position as a percentage of the total pension liability	52.00%	55.93%	55.93%	52.26%	59.50%	61.51%

**Notes to Schedule**

Actuarial cost method	Entry age
Amortization method	Level percent of salary, closed
Remaining amortization period	17.6 years
Asset valuation method	4-year smoothed market
Inflation	2.50%
Salary Increase	3.25-6.50%, including inflation
Investment rate of return	6.90%, net of investment related expense

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of Contributions - OPEB Plan  
Last Ten Fiscal Years**

	Schedule of Contributions - OPEB Plan									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined contribution	\$ 3,571,873	\$ 3,360,296	\$ 5,250,156	\$ 4,883,931	\$ 6,762,112	\$ 6,299,617	\$ 7,831,000	\$ 7,258,000	\$ 7,681,000	\$ 7,118,000
Contributions in relation to the actuarially determined contribution	2,170,946	2,226,427	1,976,204	2,410,939	2,593,319	2,595,904	2,240,000	2,047,000	2,283,000	2,067,000
Contribution deficiency (excess)	\$ 1,400,927	\$ 1,133,869	\$ 3,273,952	\$ 2,472,992	\$ 4,168,793	\$ 3,703,713	\$ 5,591,000	\$ 5,211,000	\$ 5,398,000	\$ 5,051,000
Covered payroll	\$ 46,133,025	\$ 46,133,025	\$ 45,660,809	\$ 45,660,809	\$ 44,515,553	\$ 44,515,553	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	4.71%	4.83%	4.33%	5.28%	5.83%	5.83%	N/A	N/A	N/A	N/A

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of Investment Returns - OPEB Plan  
Last Four Fiscal Years\***

	2020	2019	2018	2017
Annual money-weighted rate of return, net of investment income*	3.89%	6.47%	5.95%	10.39%

\* This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of Changes in the Town's OPEB Liability and Related Ratios  
Last Four Fiscal Years\*  
(in 1,000s)**

Changes in Net OPEB Liability	OPEB Plan			
	2020	2019	2018	2017
Total pension liability:				
Service cost	\$ 1,401	\$ 1,559	\$ 1,749	\$ 3,121
Interest	1,788	1,816	2,760	2,393
Differences between expected and actual experience	(8,095)	-	(28,317)	-
Changes in assumptions	17,878	2,501	(4,623)	(9,284)
Benefit payments, including refunds of member contributions	(1,445)	(1,626)	(1,476)	(1,961)
<b>Net change in total OPEB liability</b>	<b>11,527</b>	<b>4,250</b>	<b>(29,907)</b>	<b>(5,731)</b>
Total pension liability, beginning	50,416	46,167	76,074	81,805
<b>Total OPEB liability, ending (a)</b>	<b>61,943</b>	<b>50,416</b>	<b>46,167</b>	<b>76,074</b>
Fiduciary net position:				
Employer contributions	2,171	2,226	1,976	2,411
Investment (loss) income net of investment expenses	133	164	94	122
Benefit payments, including refunds of member contributions	(1,446)	(1,626)	(1,476)	(1,961)
Administrative expenses	(1)	(1)	(1)	(1)
Other	-	-	-	-
<b>Net change in plan fiduciary net position</b>	<b>857</b>	<b>763</b>	<b>593</b>	<b>571</b>
Fiduciary net position, beginning	2,693	1,930	1,337	766
<b>Fiduciary net position, ending (b)</b>	<b>3,550</b>	<b>2,693</b>	<b>1,930</b>	<b>1,337</b>
<b>Net OPEB liability, ending = (a) - (b)</b>	<b>\$ 58,393</b>	<b>\$ 47,723</b>	<b>\$ 44,237</b>	<b>\$ 74,737</b>
Fiduciary net position as a % of total OPEB liability	5.73%	5.34%	4.18%	1.76%
Covered payroll	\$ 46,133	\$ 46,133	\$ 45,661	\$ 45,661
Net OPEB liability as a % of covered payroll	126.58%	103.45%	96.88%	163.68%

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

**Town of Windsor, Connecticut**

**Required Supplementary Information - unaudited  
Schedule of the Town's Proportionate Share of the Net OPEB Liability - Teachers Retiree Health Plan  
Last Three Fiscal Years\***

	2020	2019	2018
Town's proportion of the net OPEB liability	0.00%	0.00%	0.00%
Town's proportionate share of the net OPEB liability	-	-	-
State's proportionate share of the net OPEB liability associated with the Town	\$ 20,245,862	\$ 20,010,108	\$ 25,928,047
<b>Total</b>	<b>\$ 20,245,862</b>	<b>\$ 20,010,108</b>	<b>\$ 25,928,047</b>
Town's covered payroll	\$ 33,378,187	\$ 30,992,792	\$ 31,929,412
Town's proportionate share of the net OPEB liability as a percentage of its covered payroll	0.00%	0.00%	0.00%
Plan fiduciary net position as a percentage of the total OPEB liability	2.08%	1.49%	1.79%

**Notes to Schedule**

Changes in benefit terms	None
Changes of assumptions	The discount rate was decreased from 3.87% to 3.50% to reflect the change in the Municipal Bond Index rate. Additionally, expected annual per capita claims costs were updated to better reflect anticipated medical and prescription drug claim experience both before and after the plan change that became effective on January 1, 2019. Further, the expected rate of inflation was decreased and the Real Wage Growth assumption was increased
Actuarial cost method	Entry age
Amortization method	Level percent of payroll
Remaining amortization period	30 years, open
Asset valuation method	Market value of assets
Investment rate of return	3.00%, net of investment related expense, including price inflation

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

Town of Windsor, Connecticut

**Required Supplementary Information - Unaudited**  
**Schedule of Revenues, Expenditures and Changes in Budgetary Fund Balance - Budgetary Basis**  
**Budget and Actual - General Fund**  
**For the Year Ended June 30, 2020**

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Property taxes	\$ 100,237,450	\$ 100,237,450	\$ 101,117,016	\$ 879,566
Licenses and permits	629,410	629,410	737,717	108,307
Fines, forfeitures and penalties	36,000	36,000	32,815	(3,185)
Other agencies	118,370	118,370	134,619	16,249
Intergovernmental	14,639,610	14,639,610	15,390,302	750,692
Revenues from use of assets	1,518,830	1,518,830	1,501,133	(17,697)
Charges for services	639,370	639,370	1,066,438	427,068
<b>Total revenues</b>	<b>117,819,040</b>	<b>117,819,040</b>	<b>119,980,040</b>	<b>2,161,000</b>
<b>Expenditures:</b>				
<b>Current:</b>				
General government	1,036,260	1,036,260	941,056	95,204
Safety service	10,764,580	10,633,580	10,349,434	284,146
Public works	6,448,640	6,378,040	6,220,302	157,738
Health services	508,150	519,150	495,297	23,853
Human services	974,880	974,880	876,734	98,146
Recreation and leisure services	1,600,390	1,274,440	1,274,429	11
Education	70,913,360	70,789,760	70,048,459	741,301
Town support for education	5,447,480	2,832,980	2,745,806	87,174
Library services	1,717,780	1,717,780	1,650,684	67,096
Development services	1,344,760	1,344,760	1,298,223	46,537
Information services	540,080	540,080	531,533	8,547
Administrative services	2,403,970	2,521,970	2,502,860	19,110
Community Development	103,800	103,800	103,731	69
General services	14,990,990	7,337,980	7,320,927	17,053
<b>Total expenditures</b>	<b>118,795,120</b>	<b>108,005,460</b>	<b>106,359,475</b>	<b>1,645,985</b>
<b>Revenues over (under) expenditures</b>	<b>(976,080)</b>	<b>9,813,580</b>	<b>13,620,565</b>	<b>3,806,985</b>
<b>Other financing sources (uses):</b>				
Transfers in	76,080	76,080	42,000	(34,080)
Transfers out	-	(10,789,660)	(10,789,660)	-
Use of fund balance	-	(743,000)	(743,000)	-
<b>Total other financing sources (uses)</b>	<b>76,080</b>	<b>(11,456,580)</b>	<b>(11,490,660)</b>	<b>(34,080)</b>
<b>Net change in budgetary fund balance</b>	<b>\$ (900,000)</b>	<b>\$ (1,643,000)</b>	<b>2,129,905</b>	<b>\$ 3,772,905</b>
Budgetary fund balance, beginning			26,827,311	
Budgetary fund balance, ending			28,957,216	
<b>Less:</b>				
Inventory			(19,854)	
FY 20 appropriation of fund balance			(900,000)	
<b>Unassigned fund balance, ending</b>			<b>28,037,362</b>	
Unassigned, beginning			25,900,614	
<b>Net change in unassigned fund balance</b>			<b>\$ 2,136,748</b>	

See notes to required supplementary information.

**Town of Windsor, Connecticut**

**Note to Required Supplementary Information (Unaudited)**

---

**Note 1. Budgets and Budgetary Accounting**

**General Fund:** Budget policies in accordance with the Town Charter, Chapter 8, Sections 8-1 through 8-4, are as follows:

- A. Prior to April 1, the Town Manager submits the proposed budget for the General Fund to the Town Council.
- B. After various public hearings, the Town Council recommends the budget, as revised, for adoption at the annual Town Meeting on the first Tuesday in May.
- C. The Town Meeting appropriates the budget as one balance for revenues and separate expenditure amounts per individual service unit. Additional appropriations and transfers between functions and activities may be made by the Town Council in accordance with Town Charter provisions, thereby lowering the legal level of control to the function and activity levels. The level at which expenditures may not legally exceed appropriations is at the service unit level, i.e., safety services, public works, etc.
- D. The original budget for expenditures, encumbrances and other financing uses was increased by approximately \$743,000 as a result of fund balance and revenue appropriations during the year ended June 30, 2020. The additional appropriations were approved in accordance with the Town Charter.
- E. A reconciliation of General Fund operations presented in accordance with accounting principles generally accepted in the United States of America (GAAP) to the amounts presented on the budgetary basis is as follows:

	Revenues and Transfers	Expenditures and Transfers
Balance, GAAP basis	\$ 136,092,479	\$ 134,796,403
State teachers retirement and OPEB payments made by State Department of Education on behalf of the Town, not recognized for budgetary purposes	(14,462,349)	(14,462,349)
Reclassified to General Fund, as funds were previously reported as special revenue funds, and no longer meet the definition in accordance with GASB Statement No. 54.	(1,608,090)	(1,808,761)
Encumbrances:		
June 30, 2019	-	(1,251,453)
June 30, 2020	-	618,295
<b>Balance, budgetary basis</b>	<b>\$ 120,022,040</b>	<b>\$ 117,892,135</b>

- F. Classifications of certain revenues and expenditures under GAAP differ from classifications utilized for budgetary purposes.

**Town of Windsor, Connecticut**

**Note to Required Supplementary Information (Unaudited)**

---

**Note 1. Budgets and Budgetary Accounting (Continued)**

**Special Revenue Funds:** The Town includes special revenue funds within the adopted annual operating budget. Budgets for the various special revenue funds that are utilized to account for specific grant programs are established in accordance with the requirements of the State or other grantor agencies. Such budgets are non-lapsing and may comprise more than one fiscal year.

**Capital Projects Fund:** Legal authorization for expenditures of the capital projects fund is provided by the related bond ordinances and/or intergovernmental grant agreements or Connecticut General Statutes. Capital appropriations do not lapse until completion of the applicable projects.



**APPENDIX B – FORM OF LEGAL OPINION OF BOND COUNSEL – THE BONDS**

June \_\_, 2021

Town of Windsor  
275 Broad Street  
Windsor, Connecticut 06095

We have acted as Bond Counsel in connection with the issuance by the Town of Windsor, Connecticut (the “Town”), of its \$\_\_\_\_\_ General Obligation Bonds, Issue of 2021 (the “Bonds”) dated June \_\_, 2021. In such capacity, we have examined a record of proceedings of the Town authorizing the Bonds, a Tax Regulatory Agreement of the Town dated June \_\_, 2021 (the “Agreement”), such law and such other proceedings, certifications, and documents as we have deemed necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

We are of the opinion that when the Bonds are duly certified by U.S. Bank National Association, the Bonds will be valid and legally binding general obligations of the Town payable as to both principal and interest from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to Connecticut statutes. We are further of the opinion that the Agreement is a valid and binding agreement of the Town and was duly authorized by the Town.

The rights of the holders of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights generally and by equitable principles, whether considered at law or in equity.

The Internal Revenue Code of 1986, as amended (the “Code”), establishes certain requirements that must be satisfied at and subsequent to the issuance and delivery of the Bonds in order that interest on the Bonds be excluded from gross income under Section 103 of the Code. In the Agreement, the Town has made covenants and representations designed to assure compliance with such requirements of the Code. The Town has covenanted in the Agreement that it will at all times comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds to ensure that interest on the Bonds shall not be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds, including covenants regarding, among other matters, the use, expenditure and investment of the proceeds of the Bonds.

In rendering the below opinions regarding the federal treatment of interest on the Bonds, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and reasonable expectations, and certifications of fact contained in the Agreement, and (ii) continuing compliance by the Town with the covenants set forth in the Agreement as to such tax matters.

In our opinion, under existing statutes and court decisions, (i) interest on the Bonds is excluded from gross income for federal income tax purposes; and (ii) such interest is not an item of tax preference for purposes of calculating the federal alternative minimum tax. We express no opinion regarding other federal income tax consequences caused by ownership or disposition of, or receipt of interest on the Bonds.

We are further of the opinion that, under existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding other state income tax consequences caused by ownership or disposition of, or receipt of interest on the Bonds.

We express no opinion herein regarding the accuracy, adequacy, or completeness of the Preliminary Official Statement, the Official Statement and other offering material relating to the Bonds.

The foregoing opinion is based upon existing laws, regulations, rules and court decisions. We undertake no responsibility to inform you of changes in law or fact occurring after the date hereof which may affect the conclusions herein. In addition, we have not undertaken to advise in the future whether any events after the date of issuance of the Bonds, including the adoption of federal tax legislation, may affect the tax status of interest on the Bonds.

Respectfully,

PULLMAN & COMLEY, LLC

**APPENDIX C – FORM OF LEGAL OPINION OF BOND COUNSEL – THE NOTES**

June \_\_, 2021

Town of Windsor  
275 Broad Street  
Windsor, Connecticut 06095

We have acted as Bond Counsel in connection with the issuance by the Town of Windsor, Connecticut (the “Town”), of its \$\_\_\_\_\_ General Obligation Bond Anticipation Notes (the “Notes”) dated June \_\_, 2021. In such capacity, we have examined a record of proceedings of the Town authorizing the Notes, a Tax Regulatory Agreement of the Town dated June \_\_, 2021 (the “Agreement”), such law and such other proceedings, certifications, and documents as we have deemed necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

We are of the opinion that when the Notes are duly certified by U.S. Bank National Association, the Notes will be valid and legally binding general obligations of the Town payable as to both principal and interest from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to Connecticut statutes. We are further of the opinion that the Agreement is a valid and binding agreement of the Town and was duly authorized by the Town.

The rights of the holders of the Notes and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights generally and by equitable principles, whether considered at law or in equity.

The Internal Revenue Code of 1986, as amended (the “Code”), establishes certain requirements that must be satisfied at and subsequent to the issuance and delivery of the Notes in order that interest on the Notes be excluded from gross income under Section 103 of the Code. In the Agreement, the Town has made covenants and representations designed to assure compliance with such requirements of the Code. The Town has covenanted in the Agreement that it will at all times comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Notes to ensure that interest on the Notes shall not be included in gross income for federal income tax purposes retroactive to the date of issuance of the Notes, including covenants regarding, among other matters, the use, expenditure and investment of the proceeds of the Notes.

In rendering the below opinions regarding the federal treatment of interest on the Notes, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and reasonable expectations, and certifications of fact contained in the Agreement, and (ii) continuing compliance by the Town with the covenants set forth in the Agreement as to such tax matters.

In our opinion, under existing statutes and court decisions, (i) interest on the Notes is excluded from gross income for federal income tax purposes; and (ii) such interest is not an item of tax preference for purposes of calculating the federal alternative minimum tax. We express no opinion regarding other federal income tax consequences caused by ownership or disposition of, or receipt of interest on the Notes.

We are further of the opinion that, under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding other state income tax consequences caused by ownership or disposition of, or receipt of interest on the Notes.

We express no opinion herein regarding the accuracy, adequacy, or completeness of the Preliminary Official Statement, the Official Statement and other offering material relating to the Notes.

The foregoing opinion is based upon existing laws, regulations, rules and court decisions. We undertake no responsibility to inform you of changes in law or fact occurring after the date hereof which may affect the conclusions herein. In addition, we have not undertaken to advise in the future whether any events after the date of issuance of the Notes, including the adoption of federal tax legislation, may affect the tax status of interest on the Notes.

Respectfully,

PULLMAN & COMLEY, LLC

## APPENDIX D – FORM OF CONTINUING DISCLOSURE AGREEMENT – THE BONDS

*In accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, the Town will agree, pursuant to a Continuing Disclosure Agreement to be executed by the Town substantially in the following form, to provide, or cause to be provided, (i) annual financial information and operating data, (ii) in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of certain events with respect to the Bonds and (iii) timely notice of a failure by the Town to provide the required annual financial information on or before the date specified in the Continuing Disclosure Agreement.*

### **Continuing Disclosure Agreement**

This Continuing Disclosure Agreement ("Agreement") is made as of June \_\_, 2021 by the Town of Windsor, Connecticut (the "Issuer") acting by its undersigned officers, duly authorized, in connection with the issuance of \$\_\_\_\_\_ General Obligation Bonds, Issue of 2021, dated as of June \_\_, 2021 (the "Bonds"), for the benefit of the beneficial owners from time to time of the Bonds.

**Section 1. Definitions.** For purposes of this Agreement, the following capitalized terms shall have the following meanings:

"Final Official Statement" means the official statement of the Issuer dated June \_\_, 2021 prepared in connection with the Bonds.

"MSRB" means the Municipal Securities Rulemaking Board established under the Securities Exchange Act of 1934, as amended, or any successor thereto.

"Repository" means the MSRB or any other information repository established pursuant to the Rule as amended from time to time.

"Rule" means Rule 15c2-12 under the Securities Exchange Act of 1934, as of the date of this Agreement.

"SEC" means the Securities and Exchange Commission of the United States, or any successor thereto.

### **Section 2. Annual Financial Information.**

(a) The Issuer agrees to provide or cause to be provided to each Repository, in accordance with the provisions of the Rule and of this Agreement, annual financial information and operating data (commencing with information and data for the fiscal year ending June 30, 2021) as follows:

(i) Financial statements of the Issuer's general fund for the prior fiscal year which statements shall be prepared in accordance with generally accepted accounting principles or mandated state statutory principles as in effect from time to time. As of the date of this Agreement, the Issuer prepares its financial statements in accordance with generally accepted accounting principles. The financial statements will be audited.

(ii) The following financial information and operating data to the extent not included in the financial statements described in (i) above:

- (A) amounts of the gross and the net taxable grand list applicable to the fiscal year,
- (B) listing of the ten largest taxpayers on the applicable grand list, together with each such taxpayer's taxable valuation thereon,
- (C) percentage of the annual property tax levy uncollected as of the close of the fiscal year,
- (D) schedule of annual debt service on outstanding long-term bonded indebtedness as of the close of the fiscal year,
- (E) calculation of total direct debt, total net direct debt, and total overall net debt (reflecting overlapping and underlying debt), as of the close of the fiscal year,
- (F) total direct debt, total net direct debt and total overall net debt of the Issuer per capita,

- (G) ratios of the total direct debt, total net direct debt and total overall net debt of the Issuer to the Issuer's net taxable grand list,
- (H) statement of statutory debt limitation as of the close of the fiscal year, and
- (I) funding status of the Issuer's pension benefit obligation.

(b) The financial information and operating data described above will be provided on or before the date eight months after the close of the fiscal year for which such information is being provided (the "Filing Due Date"). The Issuer's fiscal year currently ends on June 30. The Issuer reserves the right to provide unaudited financial statements if audited financial statements are not available as of the Filing Due Date, provided that the Issuer shall promptly provide audited financial statements when available.

(c) Annual financial information and operating data may be provided in whole or in part by cross-reference to other documents available to the public on the MSRB's Internet Web site referenced in the Rule as amended from time to time or filed with the SEC. All or a portion of the financial information and operating data may be provided in the form of a comprehensive annual financial report.

(d) The Issuer reserves the right (i) to provide financial statements which are not audited if no longer required by law, (ii) to modify from time to time the format of the presentation of such information or data, and (iii) to modify the accounting principles it follows to the extent required by law, by changes in generally accepted accounting principles, or by changes in accounting principles adopted by the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

### **Section 3. Notice of Certain Events.**

The Issuer agrees to provide or cause to be provided, in a timely manner not in excess of ten business days after the occurrence of the event, to each Repository notice of the occurrence of any of the following events with respect to the Bonds:

- (a) principal and interest payment delinquencies;
- (b) non-payment related defaults, if material;
- (c) unscheduled draws on debt service reserves reflecting financial difficulties;
- (d) unscheduled draws on credit enhancements reflecting financial difficulties;
- (e) substitution of credit or liquidity providers, or their failure to perform;
- (f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the bonds, or other material events affecting the tax status of the Bonds;
- (g) modifications to rights of holders of the Bonds, if material;
- (h) Bond calls, if material, and tender offers;
- (i) Bond defeasances;
- (j) release, substitution, or sale of property securing repayment of the Bonds, if material;
- (k) rating changes;
- (l) bankruptcy, insolvency, receivership or similar event of the Issuer;
- (m) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (n) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(o) incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation, any of which affect security holders, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Issuer, any of which reflect financial difficulties.

*Events (d) and (e).* The Issuer does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Bonds, unless the Issuer applies for or participates in obtaining the enhancement.

*Event (f).* Event (f) is relevant only to the extent interest on the Bonds is excluded from gross income for federal income tax purposes.

*Event (h).* The Issuer does not undertake to provide the above-described event notice of a mandatory scheduled redemption, not *otherwise* contingent upon the occurrence of an event, if (A) the terms, dates and amounts of redemption are set forth in detail in the Final Official Statement, (B) the sole matter to be determined is which of the Bonds will be redeemed in the case of a partial redemption, (C) notice of redemption is given to the holders of the Bonds to be redeemed as required under the terms of the Bonds, and (D) public notice of redemption is given pursuant to Exchange Act Release No. 23856 of the SEC, even if the originally scheduled amounts are reduced due to prior optional redemptions or Bond purchases.

*Events (o) and (p).* The term “financial obligation” is defined as a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for an existing or planned debt obligation, or (iii) guarantee of (i) or (ii). The term financial obligation does not include municipal securities for which a final official statement has been filed with MSRB pursuant to the Rule.

#### **Section 4. Notice of Failure to Provide Annual Financial Information.**

The Issuer agrees to provide or cause to be provided, in a timely manner, to each Repository notice of any failure by the Issuer to provide annual financial information as set forth in Section 2(a) hereof on or before the date set forth in Section 2(b) hereof.

#### **Section 5. Use of Agents.**

Annual financial information and operating data and notices to be provided pursuant to this Agreement may be provided by the Issuer or by any agents which may be employed by the Issuer for such purpose from time to time.

#### **Section 6. Termination.**

The obligations of the Issuer under this Agreement shall terminate upon the earlier of (i) payment or legal defeasance, at maturity or otherwise, of all of the Bonds, or (ii) such time as the Issuer ceases to be an obligated person with respect to the Bonds within the meaning of the Rule.

#### **Section 7. Enforcement.**

The Issuer acknowledges that the undertakings set forth in this Agreement are intended to be for the benefit of, and enforceable by, the beneficial owners from time to time of the Bonds. In the event the Issuer shall fail to perform its duties hereunder, the Issuer shall have the option to cure such failure within a reasonable time (but not exceeding 30 days with respect to the undertakings set forth in Section 2 of this Agreement or five business days with respect to the undertakings set forth in Sections 3 and 4 of this Agreement) from the time the Issuer's Finance Director, or a successor, receives written notice from any beneficial owner of the Bonds of such failure. The present address of the Finance Director is Town Hall, 275 Broad Street, Windsor, Connecticut 06095.

In the event the Issuer does not cure such failure within the time specified above, the beneficial owner of any Bonds shall be entitled only to the remedy of specific performance. The parties expressly acknowledge and agree that no monetary damages shall arise or be payable hereunder nor shall any failure to comply with this Agreement constitute an event of default with respect to the Bonds.

**Section 8. Miscellaneous.**

(a) All documents provided by the Issuer to a Repository pursuant to the Issuer’s undertakings set forth in Sections 2, 3 and 4 of this Agreement shall be in an electronic format as prescribed by the MSRB from time to time and shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(b) The Issuer shall have no obligation to provide any information, data or notices other than as set forth in this Agreement; provided, however, nothing in this Agreement shall be construed as prohibiting the Issuer from providing such additional information, data or notices from time to time as it deems appropriate in connection with the Bonds. If the Issuer elects to provide any such additional information, data or notices, the Issuer shall have no obligation under this Agreement to update or continue to provide further additional information, data or notices of the type so provided.

(c) This Agreement shall be governed by the laws of the State of Connecticut.

(d) Notwithstanding any other provision of this Agreement, the Issuer may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change of circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the Issuer, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Bonds, and (ii) the provisions of the Agreement as so amended or waived would have complied with the requirements of the Rule, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances, in each case as of the date of such amendment to the Agreement or waiver. A copy of any such amendment or waiver will be filed in a timely manner with each Repository. The annual financial information provided on the first date following adoption of any such amendment will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating or financial information provided.

(e) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same instrument.

TOWN OF WINDSOR, CONNECTICUT

By \_\_\_\_\_  
Peter P. Souza  
Town Manager

By \_\_\_\_\_  
James R. Bourke  
Finance Director



## APPENDIX E – FORM OF CONTINUING DISCLOSURE AGREEMENT – THE NOTES

*In accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, the Town will agree, pursuant to a Continuing Disclosure Agreement to be executed by the Town substantially in the following form, to provide, or cause to be provided, notice of the occurrence of certain events with respect to the Notes:*

### **Continuing Disclosure Agreement**

This Continuing Disclosure Agreement ("Agreement") is made as of June \_\_, 2021 by the Town of Windsor, Connecticut (the "Issuer") acting by its undersigned officers, duly authorized, in connection with the issuance of \$\_\_\_\_\_ Bond Anticipation Notes, dated as of June \_\_, 2021 of the Issuer (the "Notes"), for the benefit of the beneficial owners from time to time of the Notes.

**Section 1. Definitions.** For purposes of this Agreement, the following capitalized terms shall have the following meanings:

"MSRB" means the Municipal Securities Rulemaking Board established under the Securities Exchange Act of 1934, as amended, or any successor thereto.

"Repository" means the MSRB or any other information repository established pursuant to the Rule as amended from time to time.

"Rule" means Rule 15c2-12 under the Securities Exchange Act of 1934, as of the date of this Agreement.

"SEC" means the Securities and Exchange Commission of the United States, or any successor thereto.

### **Section 2. Notice of Certain Events.**

The Issuer agrees to provide or cause to be provided, in a timely manner not in excess of ten business days after the occurrence of the event, to each Repository, notice of the occurrence of any of the following events with respect to the Notes:

- (a) principal and interest payment delinquencies;
- (b) non-payment related defaults, if material;
- (c) unscheduled draws on debt service reserves reflecting financial difficulties;
- (d) unscheduled draws on credit enhancements reflecting financial difficulties;
- (e) substitution of credit or liquidity providers, or their failure to perform;
- (f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the notes, or other material events affecting the tax status of the Notes;
- (g) modifications to rights of holders of the Notes, if material;
- (h) Note calls, if material, and tender offers;
- (i) Note defeasances;
- (j) release, substitution, or sale of property securing repayment of the Notes, if material;
- (k) rating changes;
- (l) bankruptcy, insolvency, receivership or similar event of the Issuer;
- (m) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(n) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(o) incurrence of a financial obligation, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation, any of which affect security holders, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer, any of which reflect financial difficulties.

*Events (d) and (e).* The Issuer does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Notes, unless the Issuer applies for or participates in obtaining the enhancement.

*Event (f).* Event (f) is relevant only to the extent interest on the Notes is excluded from gross income for federal income tax purposes.

*Event (h).* The Issuer does not undertake to provide the above-described event notice of a mandatory scheduled redemption, not otherwise contingent upon the occurrence of an event, if (A) the terms, dates and amounts of redemption are set forth in detail in the Final Official Statement, (B) the sole matter to be determined is which of the Notes will be redeemed in the case of a partial redemption, (C) notice of redemption is given to the holders of the Note to be redeemed as required under the terms of the Notes, and (D) public notice of redemption is given pursuant to Exchange Act Release No. 23856 of the SEC, even if the originally scheduled amounts are reduced due to prior optional redemptions or Note purchases.

*Events (o) and (p).* The term “financial obligation” is defined as a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for an existing or planned debt obligation, or (iii) guarantee of (i) or (ii). The term financial obligation does not include municipal securities for which a final official statement has been filed with MSRB pursuant to the Rule.

### **Section 3. Use of Agents.**

Notices to be provided pursuant to this Agreement may be provided by the Issuer or by any agents which may be employed by the Issuer for such purpose from time to time.

### **Section 4. Termination.**

The obligations of the Issuer under this Agreement shall terminate upon the earlier of (i) payment or legal defeasance, at maturity or otherwise, of all of the Notes, or (ii) such time as the Issuer ceases to be an obligated person with respect to the Notes within the meaning of the Rule.

### **Section 5. Enforcement.**

The Issuer acknowledges that the undertakings set forth in Section 2 of this Agreement are intended to be for the benefit of, and enforceable by, the beneficial owners from time to time of the Notes. In the event the Issuer shall fail to perform its duties hereunder, the Issuer shall have the option to cure such failure within a reasonable time (but not exceeding five business days with respect to the undertakings set forth in Section 2 of this Agreement) from the time the Issuer's Finance Director, or a successor, receives written notice from any beneficial owner of the Notes of such failure. The present address of the Finance Director is Town Hall, 275 Broad Street, Windsor, Connecticut 06095.

In the event the Issuer does not cure such failure within the time specified above, the beneficial owner of any Notes shall be entitled only to the remedy of specific performance. The parties expressly acknowledge and agree that no monetary damages shall arise or be payable hereunder nor shall any failure to comply with this Agreement constitute an event of default with respect to the Notes.

### **Section 6. Miscellaneous.**

(a) All documents provided by the Issuer to a Repository pursuant to the Issuer's undertakings set forth in Section 2 of this Agreement shall be in an electronic format as prescribed by the MSRB from time to time and shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(b) The Issuer shall have no obligation to provide any information, data or notices other than as set forth in this Agreement; provided, however, nothing in this Agreement shall be construed as prohibiting the Issuer from providing such information, data or additional notices from time to time as it deems appropriate in connection with the Notes. If the Issuer elects to provide any such information, data or additional notices, the Issuer shall have no obligation under this Agreement to update or continue to provide further information, data or additional notices of the type so provided.

(c) This Agreement shall be governed by the laws of the State of Connecticut.

(d) Notwithstanding any other provision of this Agreement, the Issuer may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change of circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the Issuer, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Notes, and (ii) the provisions of the Agreement as so amended or waived would have complied with the requirements of the Rule, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances, in each case as of the date of such amendment to the Agreement or waiver. A copy of any such amendment or waiver will be filed in a timely manner with each Repository.

(e) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same instrument.

TOWN OF WINDSOR, CONNECTICUT

By: \_\_\_\_\_  
Peter P. Souza  
Town Manager

By: \_\_\_\_\_  
James R. Bourke  
Finance Director

**APPENDIX F – NOTICE OF SALE – THE BONDS**

**NOTICE OF SALE**

**TOWN OF WINDSOR, CONNECTICUT  
\$21,270,000 GENERAL OBLIGATION BONDS, ISSUE OF 2021  
BOOK-ENTRY-ONLY**

NOTICE IS GIVEN that ELECTRONIC BIDS *solely* via **PARITY**® will be received by the TOWN OF WINDSOR, CONNECTICUT (the “Issuer”), until 11:30 A.M. (EASTERN TIME) on THURSDAY,

JUNE 10, 2021

(the “Sale Date”) for the purchase, when issued, of all (but not less than all) of the Issuer’s \$21,270,000 General Obligation Bonds, Issue of 2021, dated June 24, 2021 (the “Bonds”), at no less than par and accrued interest from the date of the Bonds to the date of delivery, if any, maturing on June 15 in the principal amounts and in each of the years as follows:

<u>Maturity</u>	<u>Amount (\$)</u>	<u>Maturity</u>	<u>Amount (\$)</u>
2022	1,420,000	2030	1,420,000
2023	1,420,000	2031	1,420,000
2024	1,420,000	2032	1,420,000
2025	1,420,000	2033	1,420,000
2026	1,420,000	2034	1,420,000
2027	1,420,000	2035	1,420,000
2028	1,420,000	2036	1,390,000
2029	1,420,000		

The Bonds will bear interest payable on December 15, 2021 and semiannually thereafter on June 15 and December 15 in each year until maturity, as further described in the Preliminary Official Statement (as hereinafter defined), at the rate or rates per annum specified by the winning bidder.

**Optional Redemption**

The Bonds maturing on or before June 15, 2027 are not subject to redemption prior to maturity. The Bonds maturing June 15, 2028 and thereafter are subject to redemption prior to maturity, at the option of the Issuer, on or after June 15, 2027, either in whole or in part at any time, in such order of maturity and amount as the Issuer may determine, and by lot within a maturity, at the respective prices (expressed as a percentage of the principal amount of the Bonds to be redeemed) set forth in the following table, plus interest accrued and unpaid to the redemption date:

<u>Period During Which Redeemed</u>	<u>Redemption Price</u>
June 15, 2027 and thereafter	100.0%

**Nature of Obligation**

The Bonds will constitute general obligations of the Issuer, and the Issuer will pledge its full faith and credit to pay the principal of and interest on the Bonds when due. Unless paid from other sources, the Bonds are payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the Issuer without limit as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to provisions of the Connecticut General Statutes, as amended.

**Bank Qualification**

The Bonds SHALL NOT be designated by the Issuer as qualified tax exempt obligations under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense allocable to the Bonds.

## Registration

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in registered form and one bond certificate for each maturity will be issued to The Depository Trust Company (“DTC”), New York, New York, registered in the name of its nominee, Cede & Co., and immobilized in its custody. A book-entry system will be employed, evidencing ownership of the Bonds in principal amounts of \$5,000 or any integral multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures adopted by DTC and its participants. The purchaser, as a condition to delivery of the Bonds, will be required to deposit the bond certificates with DTC, registered in the name of Cede & Co. Principal of, redemption premium, if any, and interest on the Bonds will be payable by the Issuer or its agent to DTC or its nominee as registered owner of the Bonds. Principal and interest payments by DTC to participants of DTC will be the responsibility of DTC; principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The Issuer will not be responsible or liable for payments by DTC to its participants or by DTC participants or indirect participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. Upon receipt from the Issuer, the Paying Agent will pay principal of and interest on the Bonds directly to DTC so long as DTC or its nominee, Cede & Co, is the bondholder.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds and the Issuer fails to identify another qualified securities depository to replace DTC, or (b) the Issuer determines to discontinue the book-entry system of evidence and transfer of ownership of the Bonds, the Issuer will authenticate and deliver replacement Bonds in the form of fully registered certificates. Any such replacement Bonds will provide that interest will be payable by check mailed by the Paying Agent to the registered owner whose name appears on the registration books of the Issuer as of the close of business on the record date preceding each interest payment date. The record dates for the Bonds will be the last business day of May and November in each year.

## Proposals

Each bid must be for the entire \$21,270,000 of the Bonds. Each proposal must specify the amount bid for the Bonds (which shall be the aggregate par value of the Bonds, and, at the option of the bidder, a premium), and must specify in a multiple of one-twentieth of one percent (1/20 of 1%) or one-eighth of one percent (1/8 of 1%) the rate or rates of interest per annum which the Bonds are to bear, provided that such proposal shall not state (a) more than one interest rate for any Bonds having a like maturity or (b) any interest rate for any Bonds of one maturity which exceeds the interest rate stated in such proposal for Bonds of a different maturity by more than [three (3)] percentage points. In addition to the amount bid for the Bonds, the purchaser must pay an amount equal to the interest on the Bonds accrued to the date of delivery. For the purpose of the bidding process, the time as maintained on *PARITY*® shall constitute the official time. For information purposes only, bidders are requested to state in their bids the true interest cost (“TIC”) to the Issuer, as described under “Basis of Award” below, represented by the rate or rates of interest and the bid price specified in their respective bids. Interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. No proposal for less than par and accrued interest to the date of delivery will be considered.

## Basis of Award; Right to Reject Proposals; Waiver; Postponement; Change of Terms

Unless all bids are rejected, as between proposals which comply with this Notice of Sale, the Bonds will be awarded to the responsible bidder whose bid proposes the lowest true interest cost (“TIC”) to the Issuer. The TIC will be the annual interest rate, compounded semiannually, which, when used to discount all payments of principal and interest payable on the Bonds results in an amount equal to the purchase price for the Bonds, excluding interest accrued to the date of delivery. If there is more than one responsible bidder making said offer at the same lowest TIC, the Bonds will be sold to the responsible bidder whose proposal is selected by the Issuer by lot from among all such proposals. It is requested that each proposal be accompanied by a statement of the percentage of TIC computed and rounded to six decimal places. Such statement shall not be considered as part of the proposal. The purchase price must be paid in immediately available federal funds.

The right is reserved to reject any and all proposals and to reject any proposal not complying with this Notice of Sale and to waive any irregularity or informality with respect to any proposal.

The Issuer further reserves the right to postpone the sale to another time and date in its sole discretion for any reason, including Internet difficulties. The Issuer will use its best efforts to notify prospective bidders in a timely manner of any need for a postponement. Upon the establishment of an alternative sale date, any bidder may submit proposals for the purchase of the Bonds in accordance with the provisions of this Notice of Sale.

## CUSIP Numbers

The deposit of the Bonds with DTC under a book-entry system requires the assignment of CUSIP numbers prior to delivery. It shall be the responsibility of the purchaser to apply for CUSIP numbers for the Bonds prior to delivery. Neither the failure to print such CUSIP number on any bond, nor any error with respect thereto, shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds. All expenses in relation to the printing of CUSIP numbers on the Bonds shall be paid for by the Issuer; provided, however, that the Issuer assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers, which charges shall be the responsibility of and shall be paid for by the purchaser.

## Electronic Proposals Bidding Procedure

Electronic bids for the purchase of the Bonds must be submitted through the facilities of **PARITY®**. Any prospective bidder must be a subscriber of i-Deal's BiDCOMP competitive bidding system. Further information about **PARITY®**, including any fee charged, may be obtained from **PARITY®**, c/o i-Deal LLC, 1359 Broadway, 2nd Floor, New York, New York 10018, Attention: Customer Support (telephone: (212) 849-5021 – email notice: [parity@i-deal.com](mailto:parity@i-deal.com)). The Issuer neither will confirm any subscription nor be responsible for any failure of a prospective bidder to subscribe.

Once an electronic bid made through the facilities of **PARITY®** is communicated to the Issuer, it shall constitute an irrevocable offer, in response to this Notice, and shall be binding upon the bidder as if made by the signed, sealed bid delivered to the Issuer. By submitting a bid for the Bonds via **PARITY®**, the bidder represents and warrants to the Issuer that such bidder's bid for the purchase of the Bonds is submitted for and on behalf of such prospective bidder by an officer or agent who is duly authorized to bind the prospective bidder by an irrevocable offer and that acceptance of such bid by the Issuer will bind the bidder by a legal, valid and enforceable contract, for the purchase of the Bonds on the terms described in this Notice. **The Issuer shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of PARITY®, or the inaccuracies of any information, including bid information or worksheets supplied by PARITY®, the use of PARITY® facilities being the sole risk of the prospective bidder. Each Bidder is solely responsible for knowing the terms of the sale as set forth herein.**

**Disclaimer.** Each of **PARITY®** prospective electronic bidders shall be solely responsible to make necessary arrangements to access **PARITY®** for the purpose of submitting its bid in a timely manner and in compliance with the requirements of this Notice. Neither the Issuer nor **PARITY®** shall have any duty or obligation to undertake such arrangements to bid for any prospective bidder or to provide or assure such access to any prospective bidder, and neither the Issuer or **PARITY®** shall be responsible for a bidder's failure to make a bid or for the proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, **PARITY®**. The Issuer is using **PARITY®** as a communication mechanism, and not as the Issuer's agent, to conduct the electronic bidding for the Bonds. The Issuer is not bound by any advice and determination of **PARITY®** to the effect that any particular bid complies with the terms of this Notice and in particular the bid requirements herein set forth. All costs and expenses incurred by prospective bidders in connection with their subscription to, arrangements with and submission of bids via **PARITY®** are the sole responsibility of the bidders; and the Issuer is not responsible directly or indirectly, for any of such costs or expenses. If the prospective bidder encounters any difficulty in arranging to bid or submitting, modifying or withdrawing a bid for the Bonds, the prospective bidder should telephone **PARITY®** at (212) 849-5021. If any provision of this Notice shall conflict with information provided by **PARITY®**, this Notice shall control.

For the purpose of the electronic bidding process, the time maintained on **PARITY®** shall constitute the official time.

## Certifying Agent, Registrar, Paying Agent and Transfer Agent

The Bonds will be authenticated by U.S. Bank National Association, Hartford, Connecticut. U.S. Bank National Association will also act as Registrar, Paying Agent and Transfer Agent.

## Delivery, Payment and Closing Requirements

At or prior to the delivery of the Bonds the winning bidder shall be furnished, without cost, with (a) the approving opinion of Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel ("Bond Counsel") (see "Bond Counsel Opinion" below); (b) a signature and no litigation certificate, in form satisfactory to said firm, dated as of the date of delivery of the Bonds, and stating that there is no litigation pending, or to the knowledge of the signer or signers thereof threatened, affecting the validity of the Bonds or the power of the Issuer to levy and collect taxes to pay them; (c) a signed copy of the Official Statement prepared for this bond issue; (d) a certificate of Issuer Officials relating to the accuracy and completeness of the Official Statement; (e) a Continuing Disclosure Agreement; and (f) a receipt of payment for the Bonds.

The Bonds will be delivered against payment in immediately available federal funds through the facilities of DTC, New York, New York or its agent via Fast Automated Securities Transfer (“FAST”) on or about June 24, 2021 (the “Closing Date”).

The Issuer will have no responsibility to pay for any expenses of the purchaser except to the extent specifically stated in this Notice of Sale. The purchaser will have no responsibility to pay for any of the Issuer’s costs of issuance except to the extent specifically stated in this Notice of Sale.

The purchaser will be responsible for the clearance or exemption with respect to the status of the Bonds for sale under securities or “Blue Sky” laws and the preparation of any surveys or memoranda in connection with such sale. The Issuer shall have no responsibility for such clearance, exemption or preparation.

### **Bond Counsel Opinion**

The legality of the issue will be passed upon by Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel, and the purchaser will be furnished with its opinion, without charge, substantially in the form set forth in Appendix B to the Official Statement. The opinion will appear on each Bond certificate and will state that the Bonds are valid and binding obligations of the Issuer. If the Competitive Sale Rule (as defined below in the “Establishment of Issue Price” section) is met, Bond Counsel will require as a precondition to release of its opinion printed on the Bonds that the purchaser of such Bonds deliver to it a completed “issue price” certificate, or similar certificate, regarding expectations or public offering prices, as applicable, with respect to the Bonds awarded to such bidder, as described below under “Establishment of Issue Price”.

### **Establishment of Issue Price**

In order to provide the Issuer with information that enables it to comply with certain requirements of the Internal Revenue Code of 1986, as amended (the “Code”), relating to the exclusion of interest on the Bonds from the gross income of their owners, the winning bidder will be required to complete, execute, and deliver to the Issuer at or prior to the delivery of the Bonds an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the Public (the “Initial Offering Price”) or the actual sales price or prices of the Bonds, as circumstances may determine, together with the supporting pricing wires or equivalent communications, with such modifications as may be appropriate or necessary, in the reasonable judgment of Bond Counsel. Communications relating to this “Establishment of Issue Price” section, the completed certificate(s) and any supporting information shall be delivered to (1) Bond Counsel at Judith A. Blank, Esq., Pullman & Comley, LLC, 90 State House Square, Hartford, CT 06103, Telephone: (860) 424-4319, E-mail: jblank@pullcom.com and (2) the Municipal Advisor at Mark Chapman, Munistat Services, Inc., 781 Boston Post Road, Suite 945, Madison, CT 06443, Telephone: (860) 490-7297, E-mail: mark.chapman@munistat.com (the “Municipal Advisor”). Questions related to this “Establishment of Issue Price” section should be directed to Bond Counsel or the Municipal Advisor. For purposes of this “Establishment of Issue Price” section, Bond Counsel may act on behalf of the Issuer and the Municipal Advisor may act on behalf of the Issuer.

By submitting a bid, each bidder is certifying that its bid is a firm offer to purchase the Bonds, is a good faith offer which the bidder believes reflects current market conditions, and is not a “courtesy bid” being submitted for the purpose of assisting in meeting the competitive sale requirements relating to the establishment of the “issue price” of the Bonds pursuant to Section 148 of the Code, including the requirement that bids be received from at least three (3) underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds.

By submitting a bid, a bidder represents to the Issuer that it has an established industry reputation for underwriting new issuances of municipal bonds such as the Bonds, represents that such bidder’s bid is submitted for or on behalf of such bidder by an officer or agent who is duly authorized to bind the bidder to a legal, valid and enforceable contract for the purchase of the Bonds, and understands that upon award by the Issuer that this Notice of Sale constitutes a written contract between such bidder, as winning bidder, and the Issuer.

By submitting a bid, the bidder agrees that if the Competitive Sale Rule (as set forth below) is not met, it will satisfy either the Actual Sales Rule (as set forth below) or the Hold-the-Offering-Price Rule (as set forth below).

Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied.

**Notification of Contact Information of Winning Bidder.** Promptly upon award, the winning bidder shall notify the Municipal Advisor and Bond Counsel of the contact name, telephone number and e-mail address of the person(s) of the winning bidder for purposes of communications concerning this “Establishment of Issue Price” section.

**Competitive Sale Rule.** The Issuer intends that the provisions of Treasury Regulations Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “Competitive Sale Rule”) because:

- (1) the Issuer shall disseminate, or have disseminated on its behalf, this Notice of Sale to potential bidders in a manner that is reasonably designed to reach potential bidders;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Issuer anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the Issuer anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the lowest true interest cost (“TIC”), as set forth in this Notice of Sale.

**Competitive Sale Rule Met.** The Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder if the Competitive Sale Rule has been met. Within two (2) hours of award (or such other time as agreed to by Bond Counsel), the winning bidder shall provide Bond Counsel and the Municipal Advisor, via e-mail, a completed “ISSUE PRICE CERTIFICATE” in the form attached hereto as Attachment A.

**Competitive Sale Rule Not Met.** In the event that the Competitive Sale Rule is not satisfied, the Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder. The Issuer may determine to treat (i) the first price at which ten percent (10%) of a Maturity of the Bonds (the “Actual Sales Rule”) is sold to the Public as the issue price of that Maturity, and/or (ii) the Initial Offering Price to the Public as of the Sale Date of any Maturity of the Bonds as the issue price of that Maturity (the “Hold-the-Offering-Price Rule”), in each case applied on a Maturity-by-Maturity basis. In the event that the Competitive Sale Rule is not satisfied, the winning bidder, by 4:30 p.m. (Eastern Time) on the Sale Date, shall notify and provide, via e-mail, Bond Counsel and the Municipal Advisor(I) of the first price at which ten percent (10%) of each Maturity of Bonds has been sold to the Public and (II) reasonable supporting documentation or certifications of such price the form of which is acceptable to Bond Counsel; i.e., those Maturities of the Bonds that satisfy the Actual Sales Rule as of the Sale Date. After such receipt, the Issuer, or Bond Counsel on behalf of the Issuer, shall promptly confirm with the winning bidder, via e-mail, which Maturities of the Bonds shall be subject to the Actual Sales Rule and which Maturities shall be subject to the Hold-the-Offering-Price Rule.

For those Maturities of Bonds subject to the Hold-the-Offering-Price Rule, the winning bidder shall (i) provide Bond Counsel (via e-mail) a copy of pricing wire or equivalent communication for the Bonds (ii) confirm that each Underwriter (as defined below) has offered or will offer all of the Bonds to the Public on or before the date of award at the Initial Offering Prices and (ii) agree, on behalf of each Underwriter participating in the purchase of the Bonds, that each Underwriter will neither offer nor sell unsold Bonds of any Maturity to which the Hold-the-Offering-Price Rule shall apply to any person at a price that is higher than the Initial Offering Price for such Maturity during the period starting on the Sale Date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the Sale Date; or
- (2) the date on which the Underwriters have sold at least ten percent (10%) of that Maturity of the Bonds to the Public at a price that is no higher than the Initial Offering Price.

The winning bidder shall promptly advise Bond Counsel and the Municipal Advisor, via e-mail, when the Underwriters have sold ten percent (10%) of that Maturity of the Bonds to the Public at a price that is no higher than the Initial Offering Price, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.



By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the Public the unsold Bonds of each Maturity allotted to it until it is notified by the winning bidder that either the Actual Sales Rule has been satisfied as to the Bonds of that Maturity or all Bonds of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the Public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the Public the unsold Bonds of each Maturity allotted to it until it is notified by the winning bidder or such Underwriter that either the Actual Sales Rule has been satisfied as to the Bonds of that Maturity or all Bonds of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or such Underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a Related Party (as defined below) to an Underwriter shall not constitute sales to the Public for purposes of this Notice of Sale.

**Definitions.** For purposes of this “Establishment of Issue Price” section:

- (1) “Maturity” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.
- (2) “Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party to an Underwriter.
- (3) “Related Party” generally means any two or more persons who have greater than 50% common ownership, directly or indirectly.
- (4) “Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this definition to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

## **Official Statement**

For more information regarding the Bonds or the Issuer, reference is made to the Preliminary Official Statement dated June 1, 2021 (the “Official Statement”) describing the Bonds and the financial condition of the Issuer. The Preliminary Official Statement is available in electronic format at [www.i-dealprospectus.com](http://www.i-dealprospectus.com), and such electronic access is being provided as a matter of convenience only. Copies of the Preliminary Official Statement may be obtained from Mark Chapman, Munistat Services, Inc., 781 Boston Post Road, Suite 945, Madison, CT 06443, Telephone: (860) 490-7297, E-mail: [mark.chapman@munistat.com](mailto:mark.chapman@munistat.com). The Issuer deems such Official Statement to be a final official statement for purposes of complying with Securities and Exchange Commission Rule 15c2-12 (the “Rule”), but such Official Statement is subject to revision or amendment as appropriate. The Issuer will make available to the purchaser a reasonable number of copies of the final Official Statement at the Issuer’s expense, and the final Official Statement will be made available to the purchaser by no later than the earlier of the delivery of the Bonds or by the seventh (7th) business day after the day bids on the Bonds are received. If the Issuer’s Municipal Advisor, is provided with the necessary information from the purchaser by 12:00 o’clock noon on the day after the Sale Date, the copies of the final Official Statement will include an additional cover page and other pages, if necessary, indicating the interest rates, rating(s), yields or reoffering prices and the name of the managing underwriter of the Bonds, and any corrections. The purchaser shall arrange with the Municipal Advisor the method of delivery of the copies of the final Official Statement to the purchaser. Additional copies of the final Official Statement may be obtained by the purchaser at its own expense by arrangement with the printer.

## **Continuing Disclosure Agreement**

As required by the Rule, the Issuer will undertake, pursuant to a Continuing Disclosure Agreement (the “Agreement”), to provide annual financial information and operating data including audited financial statements, notice of the occurrence of certain events with respect to the Bonds within ten (10) business days of such event, and timely notice of any failure by the Issuer to provide annual reports on or before the date specified in the Agreement. A form of the Agreement is attached to the Official Statement as Appendix D. The purchaser’s obligation to purchase the Bonds shall be conditioned upon its receiving, at or prior to delivery of the Bonds, an executed Agreement.

TOWN OF WINDSOR, CONNECTICUT

PETER P. SOUZA  
Town Manager

JAMES R. BOURKE  
Finance Director

June 1, 2021

**ATTACHMENT A**

**ISSUE PRICE CERTIFICATE**

*(If Competitive Sale Rule Met)*

TOWN OF WINDSOR, CONNECTICUT  
\$21,270,000 GENERAL OBLIGATION BONDS, ISSUE OF 2021  
Dated June 24, 2021

The undersigned, on behalf of [UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the “Bonds”).

1. ***Due Authorization.*** The undersigned is a duly authorized representative of [SHORT NAME OF UNDERWRITER], the purchaser of the Bonds.

2. ***Purchase Price.*** The TOWN OF WINDSOR, CONNECTICUT (the “Issuer”) sold to [SHORT NAME OF UNDERWRITER], for delivery on or about June 24, 2021, the Bonds at a price of par (\$\_\_\_\_\_), plus an aggregate net premium of \$\_\_\_\_\_ and less an underwriter’s discount of \$\_\_\_\_\_, resulting in an aggregate net purchase price of \$\_\_\_\_\_.

3. ***Reasonably Expected Initial Offering Price.***

(a) As of June 10, 2021 (the “Sale Date”), the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in **Schedule A** (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as **Schedule B** is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

4. ***Defined Terms.***

(a) “Maturity” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) “Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than fifty percent (50%) common ownership, directly or indirectly.

(c) “Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this definition to participate in the initial sale of the Bonds to the Public (including a member of the selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

5. ***Representations and Information.*** The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder (collectively, the “Code”). The undersigned understands that the foregoing information will be relied upon by the Issuer in making its certification as to issue price of the Bonds under the Code and with respect to compliance with the federal income tax rules affecting the Bonds. Pullman & Comley, LLC, bond counsel, may rely on the foregoing representations in rendering its opinion on the exclusion from federal gross income of the interest on the Bonds, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer relating to the Bonds. Except as set forth above, no third party may rely on the foregoing certifications, and no party may rely hereon for any other purpose.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of June 10, 2021.

**[UNDERWRITER]**

By: \_\_\_\_\_

Name:

Title:

**Schedule A to Issue Price Certificate**

<u>Maturity, June 15</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>	<u>Price (\$, not Yield)</u>
2022	1,420,000		
2023	1,420,000		
2024	1,420,000		
2025	1,420,000		
2026	1,420,000		
2027	1,420,000		
2028	1,420,000		
2029	1,420,000		
2030	1,420,000		
2031	1,420,000		
2032	1,420,000		
2033	1,420,000		
2034	1,420,000		
2035	1,420,000		
2036	1,390,000		

**Schedule B to Issue Price Certificate**

## APPENDIX G – NOTICE OF SALE – THE NOTES

### NOTICE OF SALE

#### TOWN OF WINDSOR, CONNECTICUT \$2,610,000 GENERAL OBLIGATION BOND ANTICIPATION NOTES BOOK-ENTRY-ONLY

NOTICE IS GIVEN that TELEPHONE BIDS and ELECTRONIC BIDS via **PARITY**® (as described herein) will be received by the TOWN OF WINDSOR, CONNECTICUT (the “Issuer”), until 11:00 (EASTERN TIME) on THURSDAY,

JUNE 10, 2021

(the “Sale Date”) for the purchase of the Issuer’s \$2,610,000 General Obligation Bond Anticipation Notes (the “Notes”). Telephone bids will be received by an authorized agent of Munistat Services, Inc., the Issuer’s municipal advisor (see “Telephone Bidding Procedures”). Electronic bids must be submitted via **PARITY**® (see “Electronic Bidding Procedures”).

#### The Notes

The Notes are expected to be dated June 24, 2021 and will mature and be payable to the registered owner on June 23, 2022 as further described in the Preliminary Official Statement (as hereinafter defined). The Notes will bear interest (which interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months) payable at maturity at the rate or rates per annum fixed in the proposal or proposals accepted for their purchase, which rates shall be in multiples of 1/100 of 1% per annum.

#### Nature of Obligation

The Notes will constitute general obligations of the Issuer, and the Issuer will pledge its full faith and credit to pay the principal of and interest on the Notes when due. Unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the Issuer without limit as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to provisions of the Connecticut General Statutes, as amended. The information in this Notice of Sale is only a brief summary of certain provisions of the Notes. For further information about the Notes, reference is hereby made to the Preliminary Official Statement.

#### Bank Qualification

The Notes SHALL NOT be designated by the Issuer as qualified tax exempt obligations under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense allocable to the Notes.

#### Registration

The Notes will be issued by means of a book-entry system with no physical distribution of note certificates made to the public. The Notes will be issued in registered form and one note certificate for each interest rate will be issued to The Depository Trust Company (“DTC”), New York, New York, registered in the name of its nominee, Cede & Co., and immobilized in its custody. A book-entry system will be employed, evidencing ownership of the Notes in principal amounts of \$5,000 or any integral multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures adopted by DTC and its participants. The purchaser(s), as a condition to delivery of the Notes, will be required to deposit the Note certificates with DTC, registered in the name of Cede & Co. Principal of and interest on the Notes will be payable by the Issuer or its agent to DTC or its nominee as registered owner of the Notes. Principal and interest payments by DTC to participants of DTC will be the responsibility of DTC; principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The Issuer will not be responsible or liable for payments by DTC to its participants or by DTC participants or indirect participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. Upon receipt from the Issuer, the Paying Agent will pay principal of and interest on the Notes directly to DTC so long as DTC or its nominee, Cede & Co, is the Noteholder.

## **Option For No Book-Entry.**

A bidder for the Notes may request that the Notes be issued in the form of a single fully registered physical certificate in the par amount of the Notes, rather than in book-entry form through the facilities of DTC, provided the bid is for all of the Notes at the same interest rate. A bidder for the Notes requesting that the Notes be issued in non-book-entry form may request that it be designated by the Issuer as the Certifying Agent, Registrar and Paying Agent for the Notes if it is a bank or trust company authorized to act in such capacity pursuant to the Connecticut General Statutes. Any bidder seeking to have the Notes issued in non-book-entry form, or to be designated as Certifying Agent, Registrar and Paying Agent for such Notes, shall indicate this preference to the Issuer at the time of the submission of the bid. The Issuer reserves the right to decline any request to issue the Notes in non-book-entry form, or to designate the winning bidder as Certifying Agent, Registrar and Paying Agent for the Notes, if it should determine, in its sole discretion, that issuing the Notes in such manner or with such designation is not in its best interests. If the Notes are issued in non-book-entry form, the winning bidder, and any subsequent registered owner of the Notes, shall not impose on or charge the Issuer any costs or expenses of any re-registration or transfer of Notes from time to time, including any costs of counsel or of converting the Notes to book-entry only form, or for any costs or expenses of services as Certifying Agent, Registrar and Paying Agent for the Notes if the winning bidder is so designated. The terms and covenants of the Notes issued in non-book-entry form shall be the same as if the Notes were issued in book-entry form, except as required to reflect that the Notes are non-book-entry and the designation of the purchaser as Certifying Agent, Registrar and Paying Agent.

## **Bid Specifications; Basis of Award; Right to Reject Proposals; Waiver; Postponement; Change of Terms**

Each bid for the purchase of the Notes must be in accordance with the requirements prescribed herein. A proposal may be for all or any part of the Notes but any proposal for a part must be for at least \$100,000, or a whole multiple thereof, except one such proposal for a part may include the odd \$10,000, and a separate proposal will be required for each part of the Notes for which a separate interest rate is bid. Unless all bids are rejected, the Notes will be awarded to the bidder or bidders offering to purchase the Notes at the lowest net interest cost ("NIC"), computed as to each interest rate stated by adding the total interest which will be paid at such rate and deducting therefrom the premium offered, if any. As between proposals resulting in the same lowest net interest cost to the Issuer, the award will be made on the basis of the highest principal amount of the Notes specified. No bid for less than par and accrued interest, if any, will be considered and the Issuer reserves the right to award to any bidder all or any part of the Notes bid for in its proposal. If a bidder is awarded only a part of the Notes bid for in its proposal, any premium offered in such proposal will be proportionately reduced so that the resulting net interest cost to the Issuer with respect to the Notes awarded is the same as that contained in the bidder's proposal with respect to the entire amount bid, carried to six decimal places. The purchase price must be paid in immediately available federal funds.

The right is reserved to reject any and all proposals and to reject any proposal not complying with this Notice of Sale and to waive any irregularity or informality with respect to any proposal.

The Issuer further reserves the right to postpone the sale to another time and date in its sole discretion for any reason, including Internet difficulties. The Issuer will use its best efforts to notify prospective bidders in a timely manner of any need for a postponement. Upon the establishment of an alternative sale date, any bidder may submit proposals for the purchase of the Notes in accordance with the provisions of this Notice of Sale.

## **Electronic Bidding Procedures**

Any prospective bidder intending to submit an electronic bid must submit its electronic bid through the facilities of **PARITY**<sup>®</sup>. Subscription to i-Deal LLC's BiDCOMP Competitive Bidding System is required in order to submit an electronic bid and the Issuer will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of **PARITY**<sup>®</sup> shall be deemed an irrevocable offer to purchase the Notes on the terms provided in this Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the Issuer. By submitting a bid for the Notes via **PARITY**<sup>®</sup>, the bidder represents and warrants to the Issuer that such bidder's bid for the purchase of the Notes is submitted for and on behalf of such prospective bidder by an officer or agent who is duly authorized to bind the prospective bidder by an irrevocable offer and that acceptance of such bid by the Issuer will bind the bidder by a legal, valid and enforceable contract, for the purchase of the Notes on the terms described in this Notice of Sale. **The Issuer shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of **PARITY**<sup>®</sup>, or the inaccuracies of any information, including bid information or worksheets supplied by **PARITY**<sup>®</sup>, the use of **PARITY**<sup>®</sup> facilities being the sole risk of the prospective bidder. Each Bidder is solely responsible for knowing the terms of the sale as set forth herein.**



If any provisions of this Notice of Sale shall conflict with information provided by **PARITY**<sup>®</sup> as the approved provider of electronic bidding services, this Notice of Sale shall control. Further information about **PARITY**<sup>®</sup>, including any fee charged, may be obtained from **PARITY**<sup>®</sup>, 1359 Broadway, 36<sup>th</sup> Street, 2<sup>nd</sup> Floor, New York, NY 10018, Attention: Customer Service Department (telephone: (212) 849-5021 - email notice: [www.parity@i-deal.com](mailto:www.parity@i-deal.com)).

For purposes the telephone bidding process and the electronic bidding process, the time as maintained by **PARITY**<sup>®</sup> shall constitute the official time. For information purposes only, bidders are requested to state in their bids the net interest cost to the Issuer, as described under “Bid Specifications; Basis of Award; Right to Reject Proposals; Waiver; Postponement; Change of Terms” above, and in the written form of Proposal for Notes. All electronic bids shall be deemed to incorporate the provisions of this Notice of Sale.

**Disclaimer.** Each **PARITY**<sup>®</sup> prospective electronic bidder shall be solely responsible to make necessary arrangements to access **PARITY**<sup>®</sup> for the purposes of submitting its bid in a timely manner and in compliance with the requirements of this Notice of Sale. Neither the Issuer nor **PARITY**<sup>®</sup> shall have any duty or obligation to undertake such arrangements to bid for any prospective bidder or to provide or assure such access to any prospective bidder, and neither the Issuer nor **PARITY**<sup>®</sup> shall be responsible for a bidder’s failure to make a bid or for proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, **PARITY**<sup>®</sup>. The Issuer is using **PARITY**<sup>®</sup> as a communication mechanism, and not as the Issuer’s agent, to conduct the electronic bidding for the Notes. The Issuer is not bound by any advice and determination of **PARITY**<sup>®</sup> to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the bid requirements herein set forth. All costs and expenses incurred by prospective bidders in connection with their subscription to, arrangements with and submission of bids via **PARITY**<sup>®</sup> are the sole responsibility of the bidders; and the Issuer is not responsible, directly or indirectly, for any such costs or expenses. If a prospective bidder encounters any difficulty in arranging to bid or submitting, modifying or withdrawing a bid for the Notes, the prospective bidder should telephone **PARITY**<sup>®</sup> at (212) 849-5021.

### **Telephone Bidding Procedures**

Telephone bids will be received until 11:00 A.M. (Eastern Time) on the Sale Date by an authorized agent of Munistat Services, Inc., the Issuer’s municipal advisor. All telephone bids must be made to (860) 285-1803 and be completed by 11:00 A.M. (Eastern Time) on the Sale Date.

Bidders shall recognize that a bid by telephone means that the bidder accepts the terms and conditions of this Notice of Sale and agrees to be bound by such and, further, such bidder recognizes and accepts the risk that its telephone bid may not be received by the Issuer or may be received later than the time specified as the result of a failure in communications including, but not limited to, a failure in telephonic communications, or the inability to reach the Issuer by the time required. A bid received after the time specified, as determined in the Issuer’s sole discretion, will not be reviewed or honored by the Issuer.

### **CUSIP Numbers**

The deposit of the Notes with DTC under a book-entry system requires the assignment of CUSIP numbers prior to delivery. It shall be the responsibility of the purchaser to apply for CUSIP numbers for the Notes prior to delivery. Neither the failure to print such CUSIP number on any note, nor any error with respect thereto, shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes. All expenses in relation to the printing of CUSIP numbers on the Notes shall be paid for by the Issuer; provided, however, that the Issuer assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers, which charges shall be the responsibility of and shall be paid for by the purchaser.

### **Certifying Agent, Registrar, Paying Agent and Transfer Agent**

Unless otherwise provided for herein, the Notes will be authenticated by U.S. Bank National Association, Hartford, Connecticut. U.S. Bank National Association will also act as Registrar, Paying Agent and Transfer Agent.

## **Delivery, Payment and Closing Requirements**

At or prior to the delivery of the Notes the winning bidder shall be furnished, without cost, with (a) the approving opinion of Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel (“Bond Counsel”) (see “Bond Counsel Opinion” below); (b) a signature and no litigation certificate, in form satisfactory to said firm, dated as of the date of delivery of the Notes, and stating that there is no litigation pending, or to the knowledge of the signer or signers thereof threatened, affecting the validity of the Notes or the power of the Issuer to levy and collect taxes to pay them; (c) a copy of the Official Statement prepared for this note issue; (d) a certificate of Issuer Officials relating to the accuracy and completeness of the Official Statement; (e) a Continuing Disclosure Agreement; and (f) a receipt of payment for the Notes.

Unless otherwise provided for herein, the Notes will be delivered against payment in immediately available federal funds through the facilities of DTC, New York, New York or its agent via Fast Automated Securities Transfer (“FAST”) on or about June 24, 2021 (the “Closing Date”).

The Issuer will have no responsibility to pay for any expenses of the purchaser except to the extent specifically stated in this Notice of Sale. The purchaser will have no responsibility to pay for any of the Issuer’s costs of issuance except to the extent specifically stated in this Notice of Sale.

The purchaser will be responsible for the clearance or exemption with respect to the status of the Notes for sale under securities or “Blue Sky” laws and the preparation of any surveys or memoranda in connection with such sale. The Issuer shall have no responsibility for such clearance, exemption or preparation.

## **Bond Counsel Opinion**

The legality of the issue will be passed upon by Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel, and the purchaser will be furnished with its opinion, without charge, substantially in the form set forth in Appendix C to the Official Statement. The opinion will appear on each note certificate and will state that the Notes are valid and binding obligations of the Issuer. If the Competitive Sale Rule (as defined below in the “Establishment of Issue Price” section) is met, Bond Counsel will require as a precondition to release of its opinion printed on the Notes that the purchaser of such Notes deliver to it a completed “issue price” certificate, or similar certificate, regarding expectations or public offering prices, as applicable, with respect to the Notes awarded to such bidder, as described below under “Establishment of Issue Price”. In rendering such legal opinion, Pullman & Comley, LLC will rely upon and assume the material accuracy of the representations and statements of expectation contained in the Tax Regulatory Agreement entered into by the Issuer for the benefit of the owners of the Notes, and further, will assume compliance by the Issuer with the covenants and procedures set forth in such Tax Regulatory Agreement.

## **Establishment of Issue Price**

In order to provide the Issuer with information that enables it to comply with certain requirements of the Internal Revenue Code of 1986, as amended (the “Code”), relating to the exclusion of interest on the Notes from the gross income of their owners, the winning bidder will be required to complete, execute, and deliver to the Issuer at or prior to the delivery of the Notes an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the Public (the “Initial Offering Price”) or the actual sales price or prices of the Notes, as circumstances may determine, together with the supporting pricing wires or equivalent communications, with such modifications as may be appropriate or necessary, in the reasonable judgment of Bond Counsel. Communications relating to this “Establishment of Issue Price” section, the completed certificate(s) and any supporting information shall be delivered to (1) Bond Counsel at Judith A. Blank, Esq., Pullman & Comley, LLC, 90 State House Square, Hartford, CT 06103, Telephone: (860) 424-4319, E-mail: jblank@pullcom.com and (2) the Municipal Advisor at Mark Chapman, Munistat Services, Inc., 781 Boston Post Road, Suite 945, Madison, CT 06443, Telephone: (860) 490-7297, E-mail: Mark.Chapman@munistat.com (the “Municipal Advisor”). Questions related to this “Establishment of Issue Price” section should be directed to Bond Counsel or the Municipal Advisor. For purposes of this “Establishment of Issue Price” section, Bond Counsel may act on behalf of the Issuer and the Municipal Advisor may act on behalf of the Issuer.

By submitting a bid, each bidder is certifying that its bid is a firm offer to purchase the Notes, is a good faith offer which the bidder believes reflects current market conditions, and is not a “courtesy bid” being submitted for the purpose of assisting in meeting the competitive sale requirements relating to the establishment of the “issue price” of the Notes pursuant to Section 148 of the Code, including the requirement that bids be received from at least three (3) underwriters of municipal bonds or notes who have established industry reputations for underwriting new issuances of municipal bonds or notes.

By submitting a bid, a bidder represents to the Issuer that it has an established industry reputation for underwriting new issuances of municipal bonds or notes such as the Notes, represents that such bidder's bid is submitted for or on behalf of such bidder by an officer or agent who is duly authorized to bind the bidder to a legal, valid and enforceable contract for the purchase of the Notes, and understands that upon award by the Issuer that this Notice of Sale constitutes a written contract between such bidder, as winning bidder, and the Issuer.

By submitting a bid, the bidder agrees (unless the winning bidder is purchasing the Notes for its own account and not with a view to distribution or resale to the public) that if the Competitive Sale Rule (as set forth below) is not met, it will satisfy either the Actual Sales Rule (as set forth below) or the Hold-the-Offering-Price Rule (as set forth below).

Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied.

**Notification of Contact Information of Winning Bidder.** Promptly upon award, the winning bidder shall notify the Municipal Advisor and Bond Counsel of the contact name, telephone number and e-mail address of the person(s) of the winning bidder for purposes of communications concerning this "Establishment of Issue Price" section.

**Competitive Sale Rule.** The Issuer intends that the provisions of Treasury Regulations Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the "Competitive Sale Rule") because:

- (1) the Issuer shall disseminate, or have disseminated on its behalf, this Notice of Sale to potential bidders in a manner that is reasonably designed to reach potential bidders;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Issuer anticipates receiving bids from at least three underwriters of municipal bonds or notes who have established industry reputations for underwriting new issuances of municipal bonds or notes; and
- (4) the Issuer anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the lowest net interest cost, as set forth in this Notice of Sale.

**Competitive Sale Rule Met.** The Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder if the Competitive Sale Rule has been met. The winning bidder will be required to deliver to Bond Counsel on behalf of the Issuer prior to the delivery of the Notes a completed "Certificate as to Issue Price" (in form satisfactory to Bond Counsel) for such Notes, setting forth the Initial Offering Price. If the winning bidder is purchasing the Notes for its own account and not with a view to distribution or resale of such Maturity to the Public, then the winning bidder shall provide Bond Counsel and the Municipal Advisor a completed "Certificate as to Issue Price" (in form satisfactory to Bond Counsel) for such Notes.

**Competitive Sale Rule Not Met.** In the event that the Competitive Sale Rule is not satisfied, the Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder. The Issuer may determine to treat (i) the first price at which ten percent (10%) of a Maturity of the Notes (the "Actual Sales Rule") is sold to the Public as the issue price of that Maturity, and/or (ii) the Initial Offering Price to the Public as of the Sale Date of any Maturity of the Notes as the issue price of that Maturity (the "Hold-the-Offering-Price Rule"), in each case applied on a Maturity-by-Maturity basis. In the event that the Competitive Sale Rule is not satisfied, the winning bidder, by 4:30 p.m. (Eastern Time) on the Sale Date, shall notify and provide, via e-mail, Bond Counsel and the Municipal Advisor (A)(I) of the first price at which ten percent (10%) of each Maturity has been sold to the Public and (II) reasonable supporting documentation or certifications of such price the form of which is acceptable to Bond Counsel; i.e., those Maturities that satisfy the Actual Sales Rule as of the Sale Date, and (B) those Maturities that the winning bidder is purchasing for its own account and not with a view to distribution or resale of such Maturity to the Public. After such receipt, the Issuer, or Bond Counsel on behalf of the Issuer, shall promptly confirm with the winning bidder, via e-mail, which Maturities of the Notes shall be subject to the Actual Sales Rule and which Maturities shall be subject to the Hold-the-Offering-Price Rule.

For those Maturities of Notes subject to the Hold-the-Offering-Price Rule, the winning bidder shall (i) provide Bond Counsel (via e-mail) a copy of pricing wire or equivalent communication for the Notes (ii) confirm that each Underwriter (as defined below) has offered or will offer all of the Notes to the Public on or before the date of award at the Initial Offering Prices and (ii) agree, on behalf of each Underwriter participating in the purchase of the Notes, that each Underwriter will neither offer nor sell unsold Notes of any Maturity to which the Hold-the-Offering-Price Rule shall apply to any person at a price that is higher than the Initial Offering Price for such Maturity during the period starting on the Sale Date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the Sale Date; or
- (2) the date on which the Underwriters have sold at least ten percent (10%) of that Maturity of the Notes to the Public at a price that is no higher than the Initial Offering Price.

The winning bidder shall promptly advise Bond Counsel and the Municipal Advisor, via e-mail, when the Underwriters have sold ten percent (10%) of that Maturity of the Notes to the Public at a price that is no higher than the Initial Offering Price, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the Public the unsold Notes of each Maturity allotted to it until it is notified by the winning bidder that either the Actual Sales Rule has been satisfied as to the Notes of that Maturity or all Notes of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Notes to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Notes to the Public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the Public the unsold Notes of each Maturity allotted to it until it is notified by the winning bidder or such Underwriter that either the Actual Sales Rule has been satisfied as to the Notes of that Maturity or all Notes of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or such Underwriter and as set forth in the related pricing wires.

Sales of any Notes to any person that is a Related Party (as defined below) to an Underwriter shall not constitute sales to the Public for purposes of this Notice of Sale.

**Definitions.** For purposes of this “Establishment of Issue Price” section:

- (1) “Maturity” means Notes with the same credit and payment terms. Notes with the same maturity date but different stated interest rates, are treated as separate Maturities.
- (2) “Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party to an Underwriter.
- (3) “Related Party” generally means any two or more persons who have greater than 50% common ownership, directly or indirectly.
- (4) “Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this definition to participate in the initial sale of the Notes to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the Public).

## **Official Statement**

For more information regarding the Notes or the Issuer, reference is made to the Preliminary Official Statement dated June 1, 2021 (the “Official Statement”) describing the Notes and the financial condition of the Issuer. The Preliminary Official Statement is available in electronic format at [www.i-dealprospectus.com](http://www.i-dealprospectus.com), and such electronic access is being provided as a matter of convenience only. Copies of the Preliminary Official Statement may be obtained from Mark Chapman, Munistat Services, Inc., 781 Boston Post Road, Suite 945, Madison, CT 06443, Telephone: (860) 490-7297, E-mail: [Mark.Chapman@munistat.com](mailto:Mark.Chapman@munistat.com). The Issuer deems such Official Statement to be a final official statement for purposes of complying with Securities and Exchange Commission Rule 15c2-12 (the “Rule”), but such Official Statement is subject to revision or amendment as appropriate. The Issuer will make available to the purchaser a reasonable number of copies of the final Official Statement at the Issuer’s expense, and the final Official Statement will be made available to the purchaser by no later than the earlier of the delivery of the Notes or by the seventh (7th) business day after the day bids on the Notes are received. If the Issuer’s Municipal Advisor, is provided with the necessary information from the purchaser by 12:00 o’clock noon on the day after the Sale Date, the copies of the final Official Statement will include an additional cover page and other pages, if necessary, indicating the interest rates, rating(s), yields or reoffering prices and the name of the managing underwriter of the Notes, and any corrections. The purchaser shall arrange with the Municipal Advisor the method of delivery of the copies of the final Official Statement to the purchaser. Additional copies of the final Official Statement may be obtained by the purchaser at its own expense by arrangement with the printer.

## **Continuing Disclosure Agreement**

As required by the Rule, the Issuer will undertake, pursuant to a Continuing Disclosure Agreement (the “Agreement”), to provide notice of the occurrence of certain events with respect to the Notes within ten (10) business days of such event. A form of the Agreement is attached to the Official Statement as Appendix D. The purchaser’s obligation to purchase the Notes shall be conditioned upon its receiving, at or prior to delivery of the Notes, an executed Agreement.

TOWN OF WINDSOR, CONNECTICUT

PETER P. SOUZA  
Town Manager

JAMES R. BOURKE  
Finance Director

June 1, 2021

Municipal Advisory Services

Provided by

