

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

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July 17, 2018

**TOWN COUNCIL – SPECIAL MEETING
COUNCIL CHAMBERS – SOUTH WINDSOR TOWN HALL**

1. Call Meeting to Order

Mayor Anwar called the Regular Meeting to order at 7:00 p.m.

4. Roll Call

Members Present: Mayor M. Saud Anwar
Deputy Mayor Andy Paterna
Councilor Audrey Delnicki
Councilor Jeffrey Glickman
Councilor Mary Justine Hockenberry
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley
Councilor Janice Snyder

Others Present: Vanessa Perry, Acting Town Manager
Morris Borea, Town Attorney (arrived at 7:25 p.m.)

3. Town Manager's Report

Mr. Galligan reported that Electro-Methods, Inc. is a long standing company in Town with five buildings. The owner of Electro-Method was thinking about moving the entire operation to Houston, Texas. After lengthy discussions and negotiations, Electro-Methods, Inc. has decided to stay in South Windsor and expand their facility. The Economic Development Commission unanimously approved a tax abatement for 100% abatement for seven (7) years. Electro-Methods, Inc. hires high school kids, trains them, and sends them to college. Mr. Galligan recommended that the Council approve this tax abatement.

Deputy Mayor Paterna is recommending a senior tax reduction ordinance. This ordinance is not a budgetary item, so it will not impact the budget but it will help seniors in Town.

The Government Finance Association approved the Town's GFOA certificate for financial reporting. This certificate helps when rating agencies are reviewing the Town and also helps the Town float bonds.

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3. Town Manager's Report (*Continued*)

Attorney David Panico prepared all of the referendum resolutions that are being proposed tonight. Mr. Galligan stated that he supports the bond resolutions.

The closing for the Main Street development rights will be taking place with the State.

Mr. Galligan sent a report to the Council regarding the Before and After School Care, as shown in attached **Exhibit A**. This is not the full report from the Committee, as it is felt that additional work should be done to determine other ways to take care of before and after school care for children. The YMCA has decided to move forward with before and after school care for children. They are working with Temple Beth Hillel and Avery Street Church. The children will be bused to Temple Beth Hillel but when Avery Street Church is up and running they may be able to get rid of the busing. A final report with recommendations can be given to the Council once all aspects are established.

Mr. Galligan explained to the Council that there may only be 30 or 40 children that need immediate help. There are individuals on that list that have found a solution, but still want to be in the 4th R Program. The Town is going to contact everyone on the list to see if they have found other arrangements. The YMCA has run this program in other communities. Mr. Galligan thanked Temple Beth Hillel and Avery Street Church for their help with this issue. At this time, Pleasant Valley Elementary School and Philip R. Smith Elementary School seem to be the schools with long waiting lists. Once Avery Street Church is up and running, Philip R. Smith Elementary School will be able to be bused through the Board of Education to Avery Street Church. Temple Beth Hillel location will receive their license first and Avery Street Church will receive their license in the future.

Councilor Pendleton stated that she is interested in having someone come in to do an evaluation of the 4th R program to figure out why there are discrepancies at some of the schools. Mr. Galligan explained that a consultant would be coming in the last Monday in July.

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3. Town Manager's Report *(Continued)*

Councilor Pendleton questioned if staffing would still be a problem? Mr. Galligan explained that Dr. Carter said she would see if the part-time para professional would be interested in working for the 4th R Program. She also suggested that a career day could be held at the High School to get more high school students interested in working for the 4th R Program.

Mr. Galligan stated that he is hoping the two community organizations will be up and running in time for the beginning of the school year. Mr. Galligan then stated that he has spoken to the Town Planner about the possibility of having a special meeting in August with the Planning & Zoning Commission.

Councilor Pendleton asked about the Ridge Road project? Mr. Galligan explained that the Ridge Road project would be done as part of the Deming Street project. There will be meetings with the residents held in order to get their input.

Mayor Anwar suggested that he, another Councilor member, and the Town Engineer meet with Mr. Young to try to address his concerns. Mr. Galligan felt that Mr. Young has received the Town's input regarding the guardrail near his property and he feels it would be inappropriate to have further discussions regarding this issue. Mr. Galligan said he would send the Council any documents regarding this issue.

Mr. Galligan explained to the Council that there is no requirement to hold a public hearing on the bond resolutions. The public decides on the referendum in November. Mayor Anwar informed the public and the Council that there would be no special meeting held on July 30th.

Answering questions from Councilor Riley, Mr. Galligan stated that the YMCA would be using Temple Beth Hill and Avery Street Church to hold before and after school care for children. The staffing for these facilities is up to those organizations, and there is no liability to the Town.

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4. Communications

Mayor Anwar informed the Council that community members had reached out to him with concerns regarding the Town of Willington allowing Becker's Quarry to continue to run. Becker's Quarry is the source of the crumbling foundation issue. A letter was sent to the Chairperson of the Planning & Zoning Commission in Willington requesting that the Commission have a public conversation and assess the facility before giving them permission to run again.

Councilor Snyder stated that there are other products from the quarry that has nothing to do with foundations. Mr. Galligan explained that the letter is about the concerns of foundations products.

Mayor Anwar stated that the company has not been providing concrete in Connecticut, but has been providing it to others in Massachusetts.

5. Public Input/Participation

Mrs. Elizabeth McGuire, 89 Heritage Drive, came before the Town Council and expressed her gratitude that a Committee was formed to review before and after school care for children in South Windsor because it allows the involvement of parents. Mrs. McGuire felt that a suggestion box should be established to allow residents of the Town to make recommendations to the Council. School buildings are public buildings and it is ashamed that residents cannot utilize those buildings. Mrs. McGuire then stated that she is in support of the referendums that are being proposed tonight.

Mr. Paul Bernstein, 191 Newberry Road, stated that he is pleased that there has been progress made with the 4th R Program. An after-school program is a must for the Town.

Mrs. Ritu Goel, 80 Cornerstone Drive, applauded the Council for working with the community regarding the 4th R Program. Mrs. Goel then requested that the Council be specific what the bonds will be used for so the voters know where their money is being spent and can vote accordingly.

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ITEM:

5. Public Input/Participation (Continued)

Mr. Roy Normen, Homestead Drive, came forward and stated that funds need to be available to purchase open space because once open space is gone, there is no way to get it back. Mr. Normen the stated he is in support of both referendums that are being proposed.

Mrs. Nancy Yario, 20 Andreis Trail, stated that there should have been more transparency when the Bark Park was built. Mrs. Yario explained that her quality of life had gone down since the establishment of the Bark Park. When the 8-24 was done through the Planning & Zoning Commission, the public should have been allowed to speak.

Mr. Ken Young, 595 Avery Street, informed the Council that he has never received any paperwork regarding the guardrail that was put up in front of his home. He has talked to a number of people and would like some help.

Mrs. Pat Botteron, 34 Victor Lane, came forward to speak in favor of the open space referendum that is being proposed. Mrs. Botteron reviewed the different open space that the Town has purchased in the past.

The Council gave consensus to extend the Public Input/Participation for five more minutes.

Mr. George Hill, 20 Andreis, Trail gave a brief history of the Bark Park and expressed his concern that the Town has not worked with him, as promised, to come up with a solution to mitigate the noise from the Bark Park.

6. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Public Hearing Minutes of July 2, 2018.

Was made by Councilor Riley

Seconded by Mayor Anwar

The motion passed on a roll call vote of 7 to 0 with Councilor Glickman and Councilor Maneeley abstaining.

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6. Adoption of Minutes of Previous Meetings (Continued)

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting Minutes of July 2, 2018.

Was made by Councilor Riley

Seconded by Councilor Snyder

The motion passed on a roll call vote of 7 to 0 with Councilor Glickman and Councilor Maneeley abstaining.

Councilor Snyder made a motion to suspend the rules in order to go to Item 8. G. Councilor Maneeley seconded the motion; and it was approved, unanimously.

7. Special Unfinished Business

A. Discussion item: Senior Tax Stabilization (requested by Deputy Mayor Paterna)

Deputy Mayor Paterna stated he has been working with Mary Huda who is the Town Assessor on this proposed Ordinance, as shown in attached, **Exhibit B**. The Town Attorney has reviewed this proposed ordinance. The income cannot exceed \$50,000 for an individual who is single or \$65,000 for a married couple which is just one step ahead of the State program which is \$35,000 for an individual who is single or \$43,000 for a married couple. The goal for this program is to help seniors stay in South Windsor and in their homes.

Answering questions from the Council, Mr. Galligan explained that the person applying for the program will fill out an application and would have to certify that they are going to be here for more than seven (7) months. The Town Assessor and Human Services Department will be able to verify some individuals. Mr. Galligan stated that he feels a lot of the people who apply will be people who live in South Windsor for the entire year.

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ITEM:

7. A. (Continued)

Answering further questions, Deputy Mayor Paterna explained that the years that have been chosen and the amounts were all based on reviews of other Towns, the State program, and discussions with the Town Assessor. In the first year, the flat rate of \$250.00 was chosen. Each year the Town Council will set the flat rate, so in tight budget years, the rate may be lowered. The total amount that would be used for this program in the first year would be \$220,000 and that is only if you have 500 people applying for the program.

Mr. Galligan explained that reductions would be made to the total gross assessment for this program, so the budget will not be impacted.

Mayor Anwar thanked Deputy Mayor Paterna for all of his hard work on this program which will give individuals who need financial help some tax relief. This program is proposed to begin in 2019. The Human Services Department presently takes applications for the State program, so there should not be any added burden to Town staff.

Mr. Galligan felt that this program would be a viable program and would not affect the Town because it is no different than any other State program that done in the past.

Deputy Mayor Paterna stated that a public hearing would be held on September 4, 2018, and a decision on the ordinance would be held on September 17, 2018.

Councilor Riley said he likes the idea of setting the limit each year so the Council can evaluate the ability to do this program each year. Councilor Riley questioned how much relieve is provided to South Windsor under the State program? Deputy Mayor Paterna answered that presently the Town provides \$175,000 for the State program.

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ITEM:

8. Special New Business

G. Resolution Authorizing the Board of Education to Apply to the Commissioner of Administrative Services to begin the Application Process to Receive State Reimbursement for the Ellsworth School Elevator Installation

BE IT RESOLVED that the South Windsor Town Council hereby authorizes the South Winsor Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Elevator Installation at the Central Administration Ellsworth School; and

BE IT FURTHER RESOLVED that the South Windsor Board of Education is hereby established as the building committee with regard to the Elevator Installation at the Central Administration Ellsworth School; and

BE IT FURTHER RESOLVED that the South Windsor Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Elevator Installation at the Central Administration Ellsworth School.

Was made by Councilor Hockenberry
Seconded by Mayor Anwar
The motion was approved, unanimously

Deputy Mayor Paterna made a motion to suspend the rules in order to go to Item 8. L. Councilor Maneeley seconded the motion; and it was approved, unanimously.

L. Resolution Regarding a Closed-end Motor Vehicle Lease

WHEREAS, the Town of South Windsor (Lessee) (the "Entity") is a public body corporate and politics, duly organized and existing under the laws of the State of Connecticut with the requisite power and authority to incur obligations; and

WHEREAS, the Entity desires to procure one or more motor vehicles (the "Vehicles(s)") for use by the Entity in conjunction with the responsibilities and authority granted to it by law; and

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ITEM:

8. L. (Continued)

WHEREAS, the entity believes that it would be in the best interests of the Entity to procure the Vehicle(s) by the entering into of one or more Closed-End Motor Vehicle Leases (the "Lease(s)") with Gates GMC Truck/Nissan, a motor vehicle dealership

NOW, THEREFORE, BE IT RESOLVED that the procurement of the Vehicle(s) be and hereby is authorized, and that the agents of the Entity be, and they hereby are, authorized, empowered, and directed to do or cause to be done all such acts and things as they may deem necessary or advisable in connection with the Lease(s), including, without limitation, the preparation and finalization of the Lease(s) and all documents required to be executed in conjunction therewith (collectively, the "Transaction Documents"); and

BE IT FURTHER RESOLVED that if and to the extent required by the Transaction Documents, the Entity be and hereby is authorized to grant a lien on and security interest in certain assets of the Entity as set forth in the Transaction Documents as collateral for the obligations of the Lease; and

BE IT FURTHER RESOLVED that Timothy Edwards, Chief of Police shall be and hereby is authorized to execute the Transaction Documents, in the name and on behalf of the Entity, and deliver such Transaction Documents; and

BE IT FURTHER RESOLVED that the appropriate agents of the Entity be, and they hereby are, authorized, empowered, and directed, for and on behalf of the Entity, to pay all amounts, including fees and expenses, in connection with the Lease; and

BE IT FURTHER RESOLVED that in addition to and without limiting the foregoing, any and all acts and things heretofore or hereafter done and any consents, certificates, agreements, undertakings, commitments and other instruments and documents heretofore or hereafter entered into, executed, delivered and performed by any one or more of the agents of the Entity, for and on behalf of the Entity as they deem necessary or appropriate to carry out and effectuate the intent or purposes of the foregoing resolutions are hereby authorized, adopted, approve, and ratified in all respects.

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ITEM:

8. L. (Continued)

Was made by Councilor Delnicki
Seconded by Councilor Maneeley

Deputy Chief Scott Custer, Police Department came before the Town Council and explained that the Police Department leases several vehicles for the administrative staff about every three years. There are four vehicles for the detectives, one for the Chief of Police and one for the Town Manager. This year we leased a couple more at the request of Town Highway for some of the fleet vehicles that were very badly needed by the Town. The prices are very comparable to what the Town was paying last year, so this will not have any budgetary impact on the department. This resolution is required by GM, and the agreement has reviewed by Attorney Borea.

Answering questions from the Council, Deputy Chief Custer explained that the cars are between \$318.00 per month and \$330.00 per month. As technology improves, the Town receives better vehicles which saves the Town money. There were five companies that responded to the RFP and Gates GMC/Nissan won the bid for both the sedans and SUV's and were by far the lowest bidder.

Mayor Anwar called for a vote on the motion; it was approved, unanimously.

Deputy Mayor Paterna made a motion to suspend the rules in order to go to Item 8. I. Mayor Anwar seconded the motion; and it was approved, unanimously.

I. Resolution Approving Offer of a Tax Assessment Agreement with Electro-Methods, Inc.

WHEREAS, the Town of South Windsor's Tax Partnership Program, established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality businesses in Town through tax and other economic incentives, and is designed to retain and attract businesses that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

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ITEM:

8. I. (Continued)

WHEREAS, the South Windsor Economic Development Commission recommends, pursuant to said program, that a tax assessment agreement be offered to Electro-Methods, Inc. as an incentive to develop two buildings in an industrial subdivision consisting of 75,000 square feet. The buildings will be constructed in two phase.

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Electro-Methods, Inc. reducing the amount of the estimated \$5,900,000.00 real property assessment of the Real Property by 100% for a period of seven (7) years. The estimated tax benefit reduction for both buildings will be approximately \$155,577.00 annually, commencing with the

Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town evaluation, the new assessed value of the Facility shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Electro-Methods, Inc. is conditioned upon Electro-Methods, Inc. (1) meeting the estimated \$5,900,000.00 construction cost figures for both buildings and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the Facility for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Electro-Methods, Inc. fails to meet either of these conditions, Electro-Methods, Inc. shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Electro-Methods, Inc. execution of a written agreement reflecting the terms set forth in the Resolution and such other terms as the Town may require.

Was made by Deputy Mayor Paterna
Seconded by Mayor Anwar

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ITEM:

8. I. (Continued)

Councilor Riley recused himself from this item.

Mr. Bill Soucy, Vice President of Operations and who also holds a position on the Board, came before the Town Council. Mr. Soucy explained that Electro-Methods, Inc. makes complex jet engine parts in the industry. The primary customer is General Electric and employs approximately 186 employees. Mr. Soucy explained that the company is growing and went on to explain the different products that are fabricated by Electro-Methods. Electro-Methods, Inc. also has a large business holding in Texas. The majority owner lives in Texas. Electro-Methods owns five buildings in South Windsor. Mr. Soucy thanked the Town Manager and Town staff for the quick approvals. This proposal will be creating the 6th building with an addition on another building. Mr. Soucy explained that he usually hires at least five individuals from the high school and will continue to do that.

Answering questions from the Council, Mr. Soucy stated that Electro-Methods, Inc. would commit to hiring high school students each year. Electro-Methods, Inc. could move operations to a variety of locations, so staying in South Windsor, Electro-Methods, Inc. needs to stay competitive. Mr. Galligan added that Electro-Methods, Inc. also provides local work to some of the smaller companies in Town. Mr. Soucy stated that Electro-Methods, Inc. outsources approximately 40% of its work. Electro-Methods, Inc. will still need to pay taxes on non-machinery. By the end of next year, the number of employees will be between 200 and 210.

Councilor Glickman made an amendment in the third paragraph adding language after seven (7) years to read "from the date the certificate of occupancy is issued, but not extending beyond July 31, 2027"; and in the fourth paragraph to change a minimum of ten (10) years to "a minimum of fourteen (14) years". Mayor Anwar seconded the amendments.

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ITEM:

8. I. (Continued)

Mayor Anwar stated that this would give the company protection if there is a delay, but will not give them more than seven years for the tax exemption.

After a brief discussion, Councilor Glickman made a friendly amendment to change the date to June 30, 2027. Mayor Anwar accepted the friendly amendment.

Councilor Snyder questioned if the company does not get a certificate of occupancy for another two years, does that mean they would not get seven years? Councilor Glickman answered that the company would get the abatement for six and a half years then.

Town Attorney Morris Borea explained that what is being requested is permissible. The Council will set a limit for the company and will be protecting the Town. The Council is mainly telling Electro-Methods that they should have their certificate of occupancy by June 30, 2027.

Mayor Anwar called for a vote on the amendments. The motion passed on a roll call vote of 5 to 3 with Mayor Anwar, Deputy Mayor Paterna, Councilor Glickman, Councilor Hockenberry, and Councilor Pendleton voting in favor of approval of the amendments; and Councilor Delnicki, Councilor Maneeley, and Councilor Snyder voting in opposition of approval of the amendments.

Mayor Anwar informed the Council that the Economic Development Commission unanimously supported this request for a tax abatement.

Mr. Soucy explained that the company presently has five buildings. This approval is for the sixth building, and the approvals that we received from the Town is to add onto that building an additional 25,000 square feet so the back of it is expandable which would be the seventh construction but would stay within the foot print of the sixth building.

Mayor Anwar called for a vote on the amended resolution; it was approved, unanimously.

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ITEM:

8. 1. (Continued)

The resolution to read as follows:

WHEREAS, the Town of South Windsor's Tax Partnership Program, established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality businesses in Town through tax and other economic incentives, and is designed to retain and attract businesses that will generate substantial additional tax revenues and employment opportunities for the town while providing quality goods and services; and

WHEREAS, the South Windsor Economic Development Commission recommends, pursuant to said program, that a tax assessment agreement be offered to Electro-Methods, Inc. as an incentive to develop two buildings in an industrial subdivision consisting of 75,000 square feet. The buildings will be constructed in two phase.

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Electro-Methods, Inc. reducing the amount of the estimated \$5,900,000.00 real property assessment of the Real Property by 100% for a period of seven (7) years. The estimated tax benefit reduction for both buildings will be approximately \$155,577.00 annually, commencing with the period of seven (7) years **from the date the certificate of occupancy is issued, but not extending beyond June 30, 2027.** The estimated tax Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town evaluation, the new assessed value of the Facility shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Electro-Methods, Inc. is conditioned upon Electro-Methods, Inc. (1) meeting the estimated \$5,900,000.00 construction cost figures for both buildings and agreeing to the estimated assessment figure; and (2) continuing to pay the

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ITEM:

8. I. (Continued)

real estate taxes on the Facility for a minimum of **fourteen (14)** years from the date the Certificate of Occupancy is issued; if Electro-Methods, Inc. fails to meet either of these conditions, Electro-Methods, Inc. shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Electro-Methods, Inc. execution of a written agreement reflecting the terms set forth in the Resolution and such other terms as the Town may require.

- A. Resolution Appropriating \$15,000,000 for Planning, Design, Acquisition, Construction, and Equipping of Various Public Improvements and Authorizing the Issuance of \$15,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose, as shown in attached Exhibit C.**

Was made by Councilor Pendleton
Seconded by Mayor Anwar

Town Attorney Borea stated that he would send the Council a memorandum of the requirements of what can and cannot be done after a resolution is passed to go to referendum.

Answering questions from Councilor Delnicki, Mr. Galligan felt that waiting under September 4th to approve the resolution would be cutting it very close. The tax impact has been provided to the Council and could be provided to the Council during the silent period if requested.

Councilor Pendleton stated that the Council had received information tonight which shows the impacts. Councilor Pendleton requested the Town Manager to review the different information that was provided to the Council.

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ITEM:

8. A. (Continued)

Mr. Galligan explained that IBIC provided the financing plan for the projects, as shown in attached Exhibit D. Mr. Galligan reviewed that report with the Council. The Finance Director gave the Council the Mill Rate Impact on homes with market values from \$200,000 to \$500,000, as shown in attached Exhibit E. Mayor Anwar requested that this information be put on the Town website.

Councilor Riley questioned is part of the reason behind this referendum question to seek \$15,000,000 for infrastructure to pull items from the capital projects listing. These projects have been out there for a while, and this would allow the Town to complete some projects and take them off of the capital projects list? Mr. Galligan explained that some of these projects have been on the list for years. The Public Works budget used to have \$1,000,000 every year in it just to do roads, but that was taken out of the budget. The idea is to bond these projects while the interest rates are low. The residential portion of the budget is 72%.

Councilor Riley stated that he is looking at debt service as a percentage of the budget which is going to go up and the budget will increase as well. How does the rating agencies look at this type of increase? Mr. Galligan explained that the rating agencies like the idea that the Town does not do deals over 20 years, so they look at the how South Windsor has debt coming on and off and look at it favorably because the debt is paid off quicker than other communities. South Windsor looks at the useful life of a project and figures out the appropriate, useful life that should go with the bond.

Mr. Galligan stated that the Town's main debt will be the schools and if the Council starts working on the budget to put more money in for roads, you could start taking the debt down. Mr. Galligan suggested that in the years where there is large debt that is being paid off, that is the year the Town should put \$1,000,000 in for the roads. This would not affect the budget, but you would be getting your capital budget to move forward. The amount of residential taxpayers in Town is a little over 9,100.

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ITEM:

8. A. (Continued)

Councilor Riley felt that this is something that needs to be done to maintain our roads and is an investment to South Windsor.

Answering questions from the Council, Mr. Galligan explained that the Town only takes the necessary funds from the bond to cover a project. There are times when a project comes in under budget, and the Town will only take out the needed amount from the bond when the project is complete.

Deputy Mayor Paterna stated that the Town is going to use these bonds over a six to seven year period so we are not borrowing all of this money at one time. Mr. Doolittle explained that the projects would be spread out. The Town cannot physically do \$15,000,000 worth of project in a year or two. The plan is to spread the projects over a six-year period.

Mayor Anwar called for a vote on the motion; it was approved, unanimously.

B. Resolution Approving Ballot Question for Referendum of Town Electors

BE IT RESOLVED that the Resolution entitled "Resolution Appropriating \$15,000,000 for Planning, Design, Acquisition, Construction, and Equipping of Various Public Improvements and Authorizing the Issuance of \$15,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose", heretofore at this meeting adopted, be submitted to the Town Electors for approval or disapproval at a referendum to be held in conjunction with the general election to be held Tuesday, November 6, 2018, and that the warning of said referendum state the question to be voted upon as follows:

"Shall the Resolution entitled "Resolution Appropriating \$15,000,000 For Planning, Design, Acquisition, Construction and Equipping of Various Public Improvements and Authorizing the Issuance of \$15,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose", adopted by the Town Council on July 17, 2018, be approved?"

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ITEM:

8. B. (Continued)

The ballot label for said question will read as follows:

“Shall the resolution appropriating and authorizing bonds in the amount of \$15,000,000 for planning, design, acquisition, construction, and equipping of various public improvements be approved? YES NO.”

Was made by Councilor Delnicki

Seconded by Councilor Snyder

The motion was approved, unanimously

C. Resolution Appropriating \$2,000,000 for the Acquisition of Land, or Easements, Development Rights and Other Interests in Land for Open Space Preservation, Recreation or Conservation and Authorizing the Issuance of \$2,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose, as shown in attached Exhibit F.

Was made by Councilor Riley

Seconded by Mayor Anwar

Mr. Galligan answered questions from the Council stating that there is approximately \$1,600,000 left in the open space funds at this time.

Councilor Riley stated that this referendum if it passes, would give the Town that ability to have funds available when they are needed. The resolution captures something for everyone in regards to the use of open space, although it does not appear to say anything about preserving farmland.

Town Attorney Borea pointed out that Councilor Riley is correct and the resolution does not say anything about preserving farmland and would need to be amended.

Councilor Riley felt that the intent is to incorporate that. Councilor Riley stated that he is a fan of development rights to preserve farming. Mr. Galligan explained that under Exhibit F, development rights are incorporated into that.

(Resolution Continued on Next Page)

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ITEM:

8. C. (Continued)

Councilor Riley stated that he would be in favor of it being said in the title. Development rights is a great use of funds. It ensures the property not be developed with homes. The Town needs to optimize the use of any open space that is purchased. There are examples where the use of the land is not being optimized, such as the Foster Farm.

Mr. Galligan brought to the Council's attention that the money can be used to improve open space properties, so the Council, Open Space, and other Boards and Commissions can look at ways to improve some of the open space.

Deputy Mayor Paterna stated he would support having a plan for open space properties.

Deputy Mayor Paterna made a motion to amend the resolution in the main heading adding "farmland preservation." Councilor Hockenberry seconded the amendment.

Town Attorney Borea suggested that in the amendment, Farmland Preservation be placed before or Conservation. Deputy Mayor Paterna and Councilor Hockenberry both approved that as a friendly amendment to the amendment.

Mayor Anwar called for a motion on the amendment; it was approved, unanimously.

Councilor Riley made a motion to amend the resolution to add "Acquisition of Land or Improvement Thereto." Mayor Anwar seconded the motion.

Town Attorney Borea suggested that this amendment is placed at the beginning of the resolution after Acquisition, add "or Improvements Thereto." Mayor Anwar seconded the amendment.

Mayor Anwar questioned if an improvement could be considered the construction of an athletic field? Mr. Galligan felt that would be difficult because the resolution talks about development rights, open space, etc. The improvements should go towards those types of functions, not an athletic facility.

(Resolution Continued on Next Page)

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ITEM:

8. C. (Continued)

Mayor Anwar stated he does not want this additional language to be used to in the wrong manner. The open space should be protected and not used for an item such as an athletic field.

Councilor Riley stated the language should capture the intent which was described by the Town Manager and is written in Exhibit F. Mr. Galligan said that the recreation mentioned in the resolution is for passive recreation.

Councilor Pendleton stated that she feels passive and active recreation would be argued in the future and she feels that it should be clarified. Councilor Pendleton then explained that in the exhibit it talks about improvement, she would not be voting on the improvement part of this but would like passive recreation put into this item.

Councilor Riley felt that if active recreation is taken away from this referendum, the referendum could be jeopardized because now there is not something for everyone. The Council should not change this referendum which has been successful for many years and should remain as it is.

Mrs. Botteron explained that on the Open Space Rating Sheet the different items looked at are: is the property accessible, street frontage, property size, most appropriate use (agricultural, diversity, habitat, active recreation, passive recreation, scenery vista, buffer screening, if is it prime farmland, if it has active farming on it, does it have buildings or sheds and what condition are they in. The Open Space Task Force also looks at if there are any significant features such as habitat, historic, architectural, geographic, endangered species, burial grounds, rivers, streams, water lands which are designated in our master plan, high-value river stream, wetlands, vernal pools that are not in the master plan, hilltop, and ridgetop. The Open Space then goes into remediation, look at topography. The items you do not want are ATV's, motorbikes, and even some bikes. On a lot of properties, you have snow shoeing, cross-country skiing, etc. So we do look at active recreation but then qualify what is active.

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ITEM:

8. C. (Continued)

Councilor Riley reiterated that active recreation had been a part of this referendum for years.

Mayor Anwar questioned the Town Manager stating that he had said this referendum is for passive recreation. Mr. Galligan explained that is how he has always understood the use of open space. Items such as sledding are passive recreation and are not organized recreation like football and baseball.

Mrs. Botteron explained that the open space that has been acquired in the past are usually not conducive to active recreation. Answering further questions, Mrs. Botteron explained that 20% to 30% of the targeted properties would be suitable for continued agricultural use.

Councilor Snyder stated the Town has always had success with open space referendums based on the template and the wording that is in the referendum should remain as it is. The referendum needs to be for all of the residents in South Windsor.

Councilor Pendleton questioned the Town Attorney if he had said putting ballfields on open space defeats the purpose? Town Attorney Borea stated that the point of open space is to preserve the land.

Deputy Mayor Paterna felt that the intent is to preserve open space. The discrepancy seems to be on the definition of active recreation. There is some discretion that will be needed to allow different functions on open space.

Mayor Anwar questioned, the way the referendum has been worded in the past, has it served the community well? Mrs. Botteron said yes.

Councilor Riley reiterated his statements that the recreation is for both active and passive recreation. Councilor Riley withdrew his amendment regarding "improvements."

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ITEM:

8. C. (Continued)

Mayor Anwar called for a vote on the amended resolution; it passed on a roll call vote of 8 to 1 with Mayor Anwar, Deputy Mayor Paterna, Councilor Delnicki, Councilor Glickman, Councilor Hockenberry, Councilor Maneeley, Councilor Riley, and Councilor Snyder all voting in favor of the amended resolution; and Councilor Pendleton voting against the amended resolution.

The resolution to read as follows:

Resolution Appropriating \$2,000,000 for the Acquisition of Land, or Easements, Development Rights and Other Interests in Land for Open Space Preservation, Recreation, Farmland Preservation or Conservation and Authorizing the Issuance of \$2,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose, as shown in attached **Exhibit F**.

D. Resolution Approving Ballot Question for Referendum of Town Electors

BE IT RESOLVED that the Resolution entitled "Resolution Appropriating \$2,000,000 for the Acquisition of Land, or Easements, Development Rights and Other Interest in Land for Open Space Preservation, Recreation or Conservation and Authorizing the Issuance of \$2,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings of Such Purpose", Heretofore at this Meeting adopted, be submitted to the Town Electors for approval or disapproval at a referendum to be held in conjunction with the general election to be held Tuesday, November 6, 2018, and that the warning of said referendum state the question to be voted upon as follows:

"Shall the resolution entitled "Resolution Appropriating \$2,000,000 For the Acquisition of Land, or Easements, Development Rights and Other Interest in Land for Open Space Preservation, Recreation or Conservation and

(Resolution Continued on Next Page)

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ITEM:

8. D. (Continued)

Authorizing the Issuance of \$2,000,000 Bond of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose”, adopted by the Town Council on July 17, 2018, be approved?”

The ballot label for said question will read as follows:

“Shall the resolution appropriating and authorizing bonds in the amount of \$2,000,000 for the acquisition of land, or easements, development rights, and other interests in land for open space preservation, recreation, or conservation be approved? YES NO.”

Was made by Councilor Glickman

Seconded by Mayor Anwar

Deputy Mayor Paterna made amendments to the resolution to add “farmland preservation” after recreation. Councilor Glickman and Mayor Anwar both agreed with the friendly amendment.

Mayor Anwar called for a vote on the amended resolution; it passed on a roll call vote of 8 to 1 with Mayor Anwar, Deputy Mayor Paterna, Councilor Delnicki, Councilor Glickman, Councilor Hockenberry, Councilor Maneeley, Councilor Riley, and Councilor Snyder all voting in favor of the amended resolution; and Councilor Pendleton voting against the amended resolution.

The resolution to read as follow:

BE IT RESOLVED that the Resolution entitled “Resolution Appropriating \$2,000,000 or the Acquisition of Land, or Easements, Development Rights and Other Interest in Land for Open Space Preservation, Recreation, **Farmland Preservation** or Conservation and Authorizing the Issuance of \$2,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings of Such Purpose”, Heretofore at this Meeting adopted, be submitted to the Town Electors for approval or disapproval at a referendum to be held in conjunction with the general election to be held Tuesday, November 6, 2018, and that the warning of said referendum state the question to be voted upon as follows:

(Resolution Continued on Next Page)

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ITEM:

8. D. (Continued)

"Shall the resolution entitled "Resolution Appropriating \$2,000,000 For the Acquisition of Land, or Easements, Development Rights and Other Interest in Land for Open Space Preservation, Recreation, **Farmland Preservation** or Conservation and Authorizing the Issuance of \$2,000,000 Bonds of the Town

to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose", adopted by the Town Council on July 17, 2018, be approved?"

The ballot label for said question will read as follows:

"Shall the resolution appropriating and authorizing bonds in the amount of \$2,000,000 for the acquisition of land, or easements, development rights, and other interests in land for open space preservation, recreation, **farmland preservation** or conservation be approved? YES NO."

E. Resolution Authorizing the Town Attorney to Draft Explanatory Text

BE IT RESOLVED that the South Windsor Town Council hereby authorizes the Town Attorney to draft Explanatory Text pursuant to C.G.S. Sec. 9-369b(2) for the two referendums being proposed to be held on November 6, 2018 regarding the appropriation of \$15,000,000 for the planning, design, acquisition, construction, and equipping of various public improvements, and the appropriation of \$2,000,000 for the acquisition of land, or easements, development rights and other interests in land for open space preservation, recreation or conservation.

Was made by Councilor Maneeley
Seconded by Mayor Anwar

Councilor Maneeley made a friendly amendment to add "farmland preservation" after recreation. Mayor Anwar agreed to the friendly amendment.

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ITEM:

8. E. (Continued)

Mayor Anwar called for a vote on the amended resolution; it passed on a roll call vote of 8 to 1 with Mayor Anwar, Deputy Mayor Paterna, Councilor Delnicki, Councilor Glickman, Councilor Hockenberry, Councilor Maneeley, Councilor Riley, and Councilor Snyder all voting in favor of the amended resolution; and Councilor Pendleton voting against the amended resolution.

The resolution to read as follows:

BE IT RESOLVED that the South Windsor Town Council hereby authorizes the Town Attorney to draft Explanatory Text pursuant to C.G.S. Sec. 9-369b(2) for the two referendums being proposed to be held on November 6, 2018 regarding the appropriation of \$15,000,000 for the planning, design, acquisition, construction, and equipping of various public improvements, and the appropriation of \$2,000,000 for the acquisition of land, or easements, development rights and other interests in land for open space preservation, recreation, **farmland preservation** or conservation.

F. Resolution Setting a Time and Place for a Public Hearing to Receive Citizen Input on the Establishment of a Senior Tax Stabilization Ordinance

BE IT RESOLVED that the South Windsor Town Council hereby sets **Tuesday, September 4, 2018, at 8:00 p.m.**, in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on the establishment of a Senior Tax Stabilization Ordinance.

Was made by Deputy Mayor Paterna
Seconded by Councilor Hockenberry

Councilor Snyder requested that all the information regarding this item is put on the website and that it not be voted on the same night.

Mayor Anwar called for a vote; it was approved, unanimously.

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ITEM:

8. Special New Business (*Continued*)

H. Resolution Approving an Amendment to the 2018-2019 Job Classification and Fringe Benefit Description Plan for Non-Bargaining Unit Employees

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan, to amend the 2018/2019 "Job Classification and Fringe Benefit Description Plan for Non-Bargaining Unit Employees of the Town of South Windsor" by adding two (2) new positions, those of Administrative Operations Manager (Grade 4), and Building Maintenance Supervisor (Grade 5).

Was made by Councilor Snyder
Seconded by Councilor Delnicki

Answering questions from the Council, Mr. Galligan explained that these two new positions were in the approved budget. The Administrative Operations Manager is in Public Works, and the Building Maintenance Supervisor is in the Building Maintenance Department.

Councilor Riley explained that he had abstained from the vote on the General Government budget because he had felt that there was not enough discussion on the budget and would be consistent and abstain from this vote.

Mayor Anwar called for a vote on the motion; it passed on a roll call vote of 8 to 0 with Councilor Riley abstaining.

J. Resolution Accepting the Resignation of Edward Havens, Jr. (D) an Alternate from the Water Pollution Control Authority

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Edward Havens, Jr. (D) an Alternate from the Water Pollution Control Authority, said resignation effective immediately; and

(Resolution Continued on Next Page)

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ITEM:

8. J. (Continued)

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Edward Havens, Jr. for the time he has dedicated to serving his community by his membership on the Water Pollution Control Authority.

Was made by Councilor Pendleton
Seconded by Mayor Anwar
The motion was approved, unanimously.

K. Resolution Appointing Anitha Elango (D) an Alternate to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED that the South Windsor Town Council hereby appoints Anitha Elango (D) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the unexpired term of Edward Havens, Jr. and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

Was made by Councilor Glickman
Seconded by Mayor Anwar
The motion was approved, unanimously

**M. Discussion item: Economic Development Consulting Services
(requested by Town Manager Matthew G. Galligan)**

This item will be discussed at a future meeting.

9. Executive Session

A. Potential Claims and Litigation (Attorney Keith Yagalaoff to be present)

None

10. Passage of Ordinance

None

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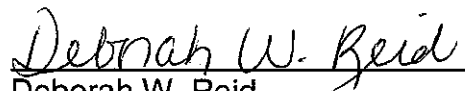
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ITEM:

11. Adjournment

At 10:51 p.m. Councilor Maneeley made a motion to adjourn the Regular Meeting. Councilor Delnicki seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Councilor Clerk

SPECIAL REPORT TO TOWN COUNCIL

To: Members of the South Windsor Town Council

From: Matthew B. Galligan, Town Manager

Subject: Report from the South Windsor Before and After School Care Assessment Committee

Date: July 17, 2018

I have given the Council a copy of the original resolution as well as a list of the people who are serving on the Committee to fulfill the task given to us by the Council. I would like to thank all of the people who are participating in this Committee, who have given up their personal time and made the effort to be here. There has been wonderful dialogue between all parties to try and come up with a solution. It has been a very tough task in that there are many factors that are out of the control of individuals and the Town.

Right now I think that the Committee has more work to do, as we are trying to obtain more information. One of the solutions that we have put together, thanks to the help of Rabbi Glickman of the Temple Beth Hillel Synagogue and Reverend Poolman of the Avery Street Church, is to look into two new facilities that could help provide childcare in a safe environment for the children of the Town of South Windsor. The Temple Beth Hillel Synagogue, with the help of Rabbi Glickman, held a meeting to discuss the childcare needs of the community. A YMCA staff member participated in the meeting, and has shown a lot of interest in helping the Town to solve this childcare issue. Ray Favreau and I have met with the representatives of the YMCA and with Reverend Poolman and Rabbi Glickman to discuss the possibilities of having a program in their facilities. These discussions have been very positive, and it is my understanding that the YMCA is moving forward with the Synagogue and the Church to license their facilities. This would alleviate a good portion of the 4th R program waiting list. We are hoping that these programs will not just be a long-term solution, but a short-term solution as well, as they plan to be up and running by September or October. I would like the public to realize that there is a lot of effort being put into this by these two fine community organizations as well as by the YMCA and Town staff in order to make this happen. I

want to thank those two community organizations, represented by Rabbi Glickman and Reverend Poolman, for their support in helping to resolve this issue.

The short-term solution has been somewhat difficult to deal with. The 4th R program is still trying to replace 19 key personnel just to maintain current staffing needs. Space is also an issue. We have talked about using classroom space to provide other programs, but that may infringe upon the school teachers' space, as some may need to stay after school to work or need to prepare their classrooms in the morning. The Superintendent of Schools and the Principal of Pleasant Valley School attended the most recent Committee meeting on July 12th and brought in some great information on how to look at some of the issues and see the real numbers of people in this daycare situation. The Superintendent has indicated to us that she has a contact who is an expert in this field and who provides service for 25 schools. The Superintendent will invite this person to the next meeting of the Committee to determine if any changes can be made to help the 4th R program or if she can lend support in getting the licenses for the community organization groups. We have also looked at some state-wide daycare centers that may wish to participate in South Windsor, and we are waiting for their response.

The Committee has had three meetings already. Those meetings have been productive. I think that all the issues have been laid out on the table. There will need to be a few more meetings in order to come up with a final solution. The key issue now is to listen to this expert that is being brought in by the Superintendent to see if we can change anything or lend support in finding other facilities in Town that will be able to fulfill the childcare needs of our residents.

Staff and I will continue to have more conversations with the YMCA to see if they have any suggestions for other facilities that we can run joint programs with. There are liability issues that go along with this. The Town is also putting itself in a position to compete with private industry for these types of services. We do have to move carefully as to how much we can get involved on these issues.

During our last meeting, the Superintendent and the Principal of Pleasant Valley were very helpful in offering to contact the paraprofessionals in the schools to see if they are interested in being employees of the 4th R program. There are 19 positions open currently. If more staff can be obtained, then perhaps a few more families can be brought off of the waiting list. I would like to thank the Superintendent and the Principal for being at the meeting, and hopefully they will make contact with their staff in regards to the open positions. We will email applications to the interested paraprofessionals. The Superintendent also indicated that she can set up a career fair in the high school just for the 4th R program to interview students. That is greatly appreciated, as being the focal point of a career fair will hopefully benefit the program by providing students with a career opportunity.

In conclusion, we have more work to do. There are more houses being built in South Windsor, which is only going to increase demand for before and after school care. We are going to have our meeting with the expert that the Superintendent will be bringing in to discuss other ways that we may be helpful. We are working very hard with the Temple Beth Hillel Synagogue and the Avery Street Church, because their facilities are outstanding and would be a huge comfort to us as well as parents for their children's daycare needs. We will keep the Council informed through the month of August as this develops, and we will communicate with parents as well if something formulates before the opening of school in September. We are hoping that the YMCA can make that happen. We are going to help in every way we can to make this possible. We will also let the people on the 4th R waiting list know when that happens so they can make a decision at that time. I do want the community to know that the Committee is working on a long-term solution, which will hopefully happen immediately, and we will continue to explore solutions to have a program that will allow more families to partake. Once again, I want to thank the members of the Committee, as they have put their full effort into this. We have some very intelligent people sitting at the table, and I am sure that we will come up with additional solutions to this issue.

South Windsor Before and After School Care Assessment Committee Member List

Town Staff

- Matthew Galligan, Town Manager/Committee Chairman
- Vanessa Perry, Assistant Town Manager/Director of Human Resources
- Raymond Favreau, Director of Parks and Recreation
- Shelby Kosa, Recreation Supervisor/Director of the 4th R Program

Town Councilors

- Andrew Paterna, Deputy Mayor
- Audrey Delnicki

Board of Education Representatives

- Craig Zimmerman, BOE Chairman
- Beth Esstman, Board Member
- Tiffany Caouette, Superintendent's Designee

Parents

- Anthony Leone
- Karen Lydecker

-----PROPOSED DRAFT for REVIEW (Andrew Paterna):

South Windsor Tax relief-Local Option B, for homeowners age 65 or over, or permanently or totally disabled and meeting specific criteria:

(a) Program Established. The Town of South Windsor hereby establishes a Local Option B, as an additional program for municipal ***tax relief for homeowners age 65 or over, or permanently or totally disabled, pursuant to C.G.S. § 12-129n.***

(b) Eligibility.

(1) Municipal ***tax relief*** shall apply only to real property owned and occupied as a principal residence by residents of the town who meet the following qualifications:

- a. They are 65 years of age and over, or their spouses, living with them, are 65 years of age or over, or 62 years of age or over, and, the surviving spouse of the taxpayer qualified under this section at the time of their death, or with respect to real property on which such residents or their spouses are ***liable for taxes*** under C.G.S. § 12-170v;
- b. Applicant must live in their primary residence in South Windsor for at least **seven months** of each year.
- c. If an applicant is under age 65 (as of Dec 31 of the calendar year prior to application), they can be eligible if they receive permanent total disability benefits under Social Security.
- d. Residents, or their spouse, described in this ordinance, shall have been taxpayers of the town for **FIVE years** immediately preceding their receipt of ***tax relief benefits*** under this section.
- e. The income eligibility requirements are: **\$50,000 for unmarried individuals and \$65,000 for married individuals.**

(2) This program shall **not** provide assistance for industrial/commercial properties, nor the portion of properties considered excess acreage parcels that may qualify for other state or local ***tax relief*** programs.

(c) Benefits. Eligible applicants will be granted a reduction in their municipal real estate tax liability **in an amount set annually by the Town Council, as a flat rate.** The applicant's municipal real estate tax liability, as calculated by adding together the relief from all state and local programs, **may not exceed 75 percent of their total municipal real estate tax liability for that year.**

(d) Administration. This program shall be administered in the form and manner prescribed by the assessor for the town under the following conditions:

(1) Those who meet all the requirements of subsection (b-Eligibility) above, shall be entitled to a reduction in their municipal real estate tax liability in **an amount set annually by the town council, as a flat rate. For the first year of the program, based on the October 2019, Grand List, the benefit amount under this section shall be \$250.00.**

(2) This benefit described here, shall apply only to homeowners who have lived in South Windsor **for a period of five years as identified by the tax Assessor.**

(3) The participants **are not required to repay the tax relief benefit** at any time.

(4) The Tax Relief/Local Option B--**CANNOT be transferred** to any other family member or occupant of the 'real property'.

(5) The residence in South Windsor must be the primary residence of the participant and the homeowner **must verify they are NOT receiving tax relief in any other state.**

(6) The **applicant must own the property** for which tax relief is sought; **Or, she/he must hold a tenancy for life use**, for a term of years in such property and this tenancy makes her/him liable for the payment of property taxes under C.G.S.-Section 12-48. The life use, or life tenancy, must be recorded on the town land records for the applicant to be eligible

(7) **Applications** for property owners **must be made to the South Windsor Tax Assessor between Feb. 1 and May 15 of the calendar year following the October 1st Grand List being published**

(Ordinance #: 000- 00-00-00)

RESOLUTION APPROPRIATING \$15,000,000 FOR PLANNING, DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF VARIOUS PUBLIC IMPROVEMENTS AND AUTHORIZING THE ISSUANCE OF \$15,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$15,000,000 is hereby appropriated by the Town of South Windsor, Connecticut (the "Town") for planning, design, acquisition, construction and equipping of various public improvements listed below, and related legal, consulting, advisory and administrative fees and expenses and costs of issuance related thereto, said appropriation being inclusive of any and all State and Federal grants-in-aid thereof (the "Projects"):

<u>Project</u>	<u>Amount</u>
Road reconstruction, paving and drainage (as set forth in the Public Works Pavement Management Plan)	\$8,980,000
Parking lots, roofs and Main Street/Podunk Circle bridge (as set forth in the Staff Capital Inventory/Request Plan)	4,244,000
Repair to South Windsor High School masonry band	876,000
Sidewalks (as set forth in the Engineering Sidewalk Management Plan)	750,000
Road repairs, bridge repairs and other improvements to routes to Eli Terry Elementary School	<u>150,000</u>
	<u>\$15,000,000</u>

Section 2. The appropriation for any Project which is not required to meet the actual cost of the Project may be transferred by the Town Manager, upon approval of the Town Council, to meet the actual cost of any other public improvement (including Projects authorized hereby and capital projects authorized by prior and future capital resolutions) for which a valid appropriation and bond authorization is outstanding; provided that the aggregate amount of the appropriation authorized pursuant to such transfer shall not be increased.

Section 3. To meet said appropriation, \$15,000,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes"). Said bonds may be issued in one or more series as determined by the Town Manager, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient, with other funds available for such purpose, to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, financing, legal and other costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Town Manager and the Town Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Hartford,

Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including the approval of the rate or rates of interest, shall be determined by the Town Manager and Town Treasurer, in accordance with the Connecticut General Statutes.

Section 4. Said bonds shall be sold by the Town Manager in a competitive offering or by negotiation, in his discretion. If sold in a competitive offering, the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the purchase agreement shall be approved by the Town Manager and Town Treasurer.

Section 5. The Town Treasurer is authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Town Manager and the Town Treasurer, have the seal of the Town affixed, be payable at a bank or trust company designated by the Town Manager, be approved as to their legality by Robinson & Cole LLP, Hartford, Connecticut and be certified by a bank or trust company designated by the Town Manager pursuant to Section 7-373 of the Connecticut General Statutes. The notes shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Projects. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 6. Any proceeds of the bonds or notes for the Projects not required to meet the actual cost of any Project may be transferred by the Town Manager, upon approval of the Town Council, to meet the actual cost of any other public improvement (including Projects authorized hereby and capital projects authorized by prior and future capital resolutions) for which a valid appropriation and bond authorization is outstanding; provided that the aggregate amount of the appropriation authorized pursuant to such transfer shall not be increased.

Section 7. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount of the Projects with the proceeds of bonds, notes, or other tax-exempt obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Projects, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Town Treasurer or his/her designee is authorized to pay Project expenses in accordance herewith pending the issuance of the Tax-Exempt Obligations.

Section 8. The Town Manager and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to

provide notices to the MSRB of certain events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 9. The Town Manager and the Town Treasurer, or either of them, are hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution. The Town Manager and the Town Treasurer, or either of them, are hereby authorized, on behalf of the Town, to apply for and accept any and all Federal and State loans and or grants-in-aid of the Projects, to expend said funds in accordance with the terms hereof, and in connection therewith to contract in the name of the Town with engineers, contractors and others.

Section 10. The Board of Education is authorized in the name and on behalf of the Town to apply to the Connecticut Commissioner of Education for any and all State grants-in-aid of the Projects.

Section 11. This resolution shall become effective upon its approval by the Town electors at a referendum called by the Town Council for such purpose.



TOWN OF SOUTH WINDSOR, CONNECTICUT

2018 - \$15M PROPOSED ROAD AND ROOF PROJECTS

AND

2018 - \$2M PROPOSED OPEN SPACE

BOND AND NOTE ISSUES SCENARIO

PRO FORMA FINANCING PLAN

July 17, 2018



IBIC LLC

MADISON, CONNECTICUT

**TOWN OF SOUTH WINDSOR, CT
VARIOUS TOWN PROJECTS
ASSUMPTIONS**

ASSUMPTIONS

- ❖ Amortization term for projects is 20 years per bond issue.
- ❖ Includes **\$2,624,000** of short-term interest which is capitalized into the Smith and Terry School projects and is not included in the total estimated debt service.
- ❖ Issuance cost for all bonds & notes to be capitalized into note/bond issues.
- ❖ All rates are based on market as of 7/16/2018 and adjusted as follows:

Issue Date	Notes	Bonds
7/16/2018 (Mkt)	1.80%	3.00%
February-19	Mkt + 50 bps	Mkt + 50 bps
February-20	Mkt + 125 bps	Mkt + 125 bps
February-21	Mkt + 200 bps	Mkt + 200 bps
February-22 +	Mkt + 225 bps	Mkt + 225 bps

TOWN OF SOUTH WINDSOR, CT
VARIOUS TOWN CAPITAL PROJECTS AND VARIOUS SCHOOL PROJECTS

Exhibit D

FUTURE DEBT ISSUANCE

Town Projects				Bonds	Amount
Issue Date	Notes	Amount			Amount
February-2019			2014-Roads		\$350,000
			2009-Open Space		\$500,000
					<u>\$850,000</u>
February-2020	2018-Roads/Roof	\$3,750,000	2018-Roads/Roof		\$0
February-2021	2018-Roads/Roof	\$3,750,000	2018-Roads/Roof		\$3,750,000
			2009-Open Space		\$1,500,000
					<u>\$5,250,000</u>
February-2022	2018-Roads/Roof	\$3,750,000	2018-Roads/Roof		\$3,750,000
February-2023	2018-Roads/Roof	\$3,750,000	2018-Roads/Roof		\$3,750,000
			2018-Open Space		\$2,000,000
					<u>\$5,750,000</u>
February-2024	2018-Roads/Roof		2018-Roads/Roof		\$3,750,000

School Projects				Bonds	Amount
Issue Date	Notes	Amount			Amount
February-2019		\$0	Orchard Hill School		\$4,500,000
February-2020	Philip R. Smith School	\$15,240,000			
	Eli Terry School	\$17,523,000			
	Total	<u>\$32,763,000</u>			
February-2021	Philip R. Smith School	\$14,151,000	Philip R. Smith School		\$7,164,000
	Eli Terry School	\$16,272,000	Eli Terry School		\$8,311,000
	Total	<u>\$30,423,000</u>			<u>\$15,475,000</u>
February-2022	Philip R. Smith School	\$6,531,000	Philip R. Smith School		\$7,620,000
	Eli Terry School	\$7,510,000	Eli Terry School		\$8,762,000
	Total	<u>\$14,041,000</u>			<u>\$16,382,000</u>
February-2023			Philip R. Smith School		\$6,531,000
			Eli Terry School		\$7,510,000
	Total				<u>\$14,041,000</u>

**TOWN OF SOUTH WINDSOR, CONNECTICUT
VARIOUS CAPITAL PROJECTS**

PRO FORMA FINANCING PLAN

[illegible]

TOWN OF SOUTH WINDSOR, CONNECTICUT

VARIOUS CAPITAL PROJECTS

BUDGET IMPACT ANALYSIS

Exhibit D

FISCAL YEAR	EXISTING GENERAL FUND & CWF DEBT SERVICE	TOTAL EXISTING AUTHORIZATIONS ESTIMATED DEBT SERVICE	TOTAL PROPOSED OPEN SPACE ESTIMATED DEBT SERVICE	TOTAL PROPOSED ROADS/ROOF ESTIMATED DEBT SERVICE	TOTAL COMBINED DEBT SERVICE	ANNUAL DEBT SERVICE INCREASE (DECREASE) (Dollars)	ANNUAL DEBT SERVICE INCREASE (DECREASE) (Percentage)	FISCAL YEAR
2017-18	\$ 6,886,285	\$ -	\$ -	\$ -	\$ 6,886,285			2017-18
2018-19	7,020,624	120,913	-	-	7,141,537	255,252	3.71%	2018-19
2019-20	6,926,049	452,250	-	-	7,378,299	236,762	3.32%	2019-20
2020-21	7,028,979	442,975	-	114,375	7,586,329	208,030	2.82%	2020-21
2021-22	6,727,779	1,282,450	-	330,000	8,340,229	753,900	9.94%	2021-22
2022-23	6,454,794	2,133,230	-	536,250	9,124,274	784,045	9.40%	2022-23
2023-24	5,666,533	3,531,108	105,000	938,125	10,240,766	1,116,491	12.24%	2023-24
2024-25	5,450,077	4,145,333	105,000	1,177,875	10,878,285	637,519	6.23%	2024-25
2025-26	5,379,018	4,957,065	215,000	1,361,863	11,912,945	1,034,661	9.51%	2025-26
2026-27	5,253,999	5,027,363	209,225	1,535,088	12,025,674	112,729	0.95%	2026-27
2027-28	5,155,078	4,918,963	203,450	1,492,550	11,770,040	(255,634)	-2.13%	2027-28
2028-29	4,547,947	5,044,275	197,675	1,450,013	11,239,909	(530,131)	-4.50%	2028-29
2029-30	4,466,040	4,925,938	191,900	1,412,475	10,996,353	(243,556)	-2.17%	2029-30
2030-31	4,381,865	4,831,113	186,125	1,374,688	10,773,790	(222,563)	-2.02%	2030-31
2031-32	3,786,420	4,678,475	180,350	1,336,638	9,981,883	(791,908)	-7.35%	2031-32
2032-33	2,472,639	4,525,838	174,575	1,298,325	8,471,377	(1,510,506)	-15.13%	2032-33
2033-34	1,393,723	4,373,200	168,800	1,254,750	7,190,473	(1,280,904)	-15.12%	2033-34
2034-35	1,168,831	4,220,563	163,025	1,211,175	6,763,594	(426,879)	-5.94%	2034-35
2035-36	900,269	4,067,925	157,250	1,167,600	6,293,044	(470,550)	-6.96%	2035-36
2036-37	623,756	3,925,288	151,475	1,124,025	5,824,544	(468,500)	-7.44%	2036-37
2037-38	604,744	3,792,125	145,700	1,080,450	5,623,019	(201,525)	-3.46%	2037-38
2038-39	-	3,457,913	139,925	1,036,875	4,634,713	(988,306)	-17.58%	2038-39
2039-40	-	3,043,150	139,150	993,300	4,175,600	(459,113)	-9.91%	2039-40
2040-41	-	3,087,838	133,113	949,725	4,170,675	(4,925)	-0.12%	2040-41
2041-42	-	1,943,075	127,075	696,150	2,766,300	(1,404,375)	-33.67%	2041-42
2042-43	-	868,313	121,038	453,075	1,442,425	(1,323,875)	-47.86%	2042-43
2043-44	-	-	-	221,025	203,632,362	(1,442,425)	-100.00%	2043-44
	\$ 92,295,452	\$ 83,796,673	\$ 3,214,850	\$ 24,546,413	\$ 203,632,362			

Town of South Windsor
November 2018 Referendum Mill Rate Impact

Home Market Value	Taxable Assessment	2021	2022	2023	2024	2025	2026	2027	Total Cost
200,000	140,000	\$ 9.80	\$ 39.20	\$ 40.60	\$ 58.80	\$ 32.20	\$ 53.20	\$ 7.00	\$ 240.80
250,000	175,000	\$ 12.25	\$ 49.00	\$ 50.75	\$ 73.50	\$ 40.25	\$ 66.50	\$ 8.75	\$ 301.00
300,000	210,000	\$ 14.70	\$ 58.80	\$ 60.90	\$ 88.20	\$ 48.30	\$ 79.80	\$ 10.50	\$ 361.20
350,000	245,000	\$ 17.15	\$ 68.60	\$ 71.05	\$ 102.90	\$ 56.35	\$ 93.10	\$ 12.25	\$ 421.40
400,000	280,000	\$ 19.60	\$ 78.40	\$ 81.20	\$ 117.60	\$ 64.40	\$ 106.40	\$ 14.00	\$ 481.60
450,000	315,000	\$ 22.05	\$ 88.20	\$ 91.35	\$ 132.30	\$ 72.45	\$ 119.70	\$ 15.75	\$ 541.80
500,000	350,000	\$ 24.50	\$ 98.00	\$ 101.50	\$ 147.00	\$ 80.50	\$ 133.00	\$ 17.50	\$ 602.00
Mill Rate Increase:		0.07	0.28	0.29	0.42	0.23	0.38	0.05	

RESOLUTION APPROPRIATING \$2,000,000 FOR THE ACQUISITION OF LAND, OR EASEMENTS, DEVELOPMENT RIGHTS AND OTHER INTERESTS IN LAND FOR OPEN SPACE PRESERVATION, RECREATION, FARMLAND PRESERVATION, OR CONSERVATION AND AUTHORIZING THE ISSUANCE OF \$2,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$2,000,000 is hereby appropriated by the Town of South Windsor, Connecticut (the "Town") for the acquisition of land in fee, or easements, development rights and other interests in land for open space preservation, recreation, farmland preservation, or conservation, including, but not limited to, agreements and/or covenants with landowners in order to maintain, improve, protect, limit the future use of, and conserve land for open space, and for surveys, site testing, environmental remediation, administrative, printing, legal and financing costs related thereto, said appropriation being inclusive of any and all State and Federal grants-in-aid thereof (the "Project"). Each acquisition or agreement made pursuant to this appropriation shall be subject to the approval of the Town Council after a public hearing.

Section 2. To meet said appropriation, \$2,000,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes"). Said bonds may be issued in one or more series as determined by the Town Manager, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient, with other funds available for such purpose, to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing, legal and financing costs of issuing such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Town Manager and the Town Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including the approval of the rate or rates of interest, shall be determined by the Town Manager and Town Treasurer, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the Town Manager in a competitive offering or by negotiation, in his discretion. If sold in a competitive offering, the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the purchase agreement shall be approved by the Town Manager and Town Treasurer.

Section 4. The Town Treasurer is authorized to make temporary borrowings in anticipation of the

Exhibit F

receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Town Manager and the Town Treasurer, have the seal of the Town affixed, be payable at a bank or trust company designated by the Town Manager, be approved as to their legality by Robinson & Cole LLP, Hartford, Connecticut and be certified by a bank or trust company designated by the Town Manager pursuant to Section 7-373 of the Connecticut General Statutes. The notes shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Any proceeds of the bonds or notes for the Project not required to meet the actual cost of such Project may be transferred by the Town Manager, upon approval of the Town Council, to meet the actual cost of any other public improvement for which a valid appropriation and bond authorization is outstanding.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount of the Project with the proceeds of bonds, notes, or other tax-exempt obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Town Treasurer or his/her designee is authorized to pay Project expenses in accordance herewith pending the issuance of the Tax-Exempt Obligations.

Section 7. The Town Manager and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of certain events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The Town Manager and the Town Treasurer, or either of them, are hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution. The Town Manager and the Town Treasurer, or either of them, are hereby authorized, on behalf of the Town, to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project, to expend said funds in accordance with the terms hereof, and in connection therewith to contract in the name of the Town with others.

Section 9. This resolution shall become effective upon its approval by the Town electors at a referendum called by the Town Council for such purpose.