

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 1 of 7

1. Call to Order

The Killingworth Board of Selectmen held its regular meeting on Monday, June 25, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut. In attendance were First Selectwoman Catherine lino, Selectman Fred Dudek and Selectman Louis Annino, Jr.. First Selectwoman lino called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of Minutes – June 11 and June 21, 2012

Motion by Dudek, second by Annino, to approve June 11, 2012 Minutes as written. Voting in favor – Dudek, Annino, lino. Opposed – none. Motion Carried.

Motion by Dudek, second by Annino, to approve June 21, 2012 Special Meeting Minutes as written. Voting in favor – Dudek, Annino, lino. Opposed – none. Motion Carried.

4. Visitors' Comments – none.

5. Tax Abatements & Refunds

Motion by Dudek, second by Annino, to pay the following tax refunds – Bruce or Elizabeth Bowman \$60.66, Corelogic Real Estate Tax Service on behalf of Robert Coleman & Olive Watson \$2,628.00, Corelogic Real Estate Tax Service on behalf of Kerry M. Pettes \$2,995.97, and Corelogic Real Estate Tax Service on behalf of Lawrence D. & Patricia A. Kenney \$3,037.63. Voting in favor – Dudek, Annino, lino. Opposed – none. Motion Carried.

6. Vacancies on Appointive Committees

The following vacancies were noted as shown on the Agenda – Health & Safety – 1, Housing Partnership – 5, IWWC – 1, Open Space – 1, Parmelee – 2, Town Office Building – 3 and Traffic Safety – 1.

7. Appointments – none.

8. Old Business

A. Affordable Housing – nothing further to report.

B. Smoke-Free Parks Ordinance

First Selectwoman lino noted she had further correspondence with the Healthy Kids Coalition. According to the Town of Killingworth Charter, the Park & Recreation Commission has the right to set rules for the Town parks. It was suggested the Coalition take this up with the Park & Rec Commission to have a rule instead of a Town Ordinance. No further action was needed at this time. Selectman Annino noted this would apply to only Town parks and not other Town property.

9. New Business

A. Vote on a Resolution Re: Appropriation and Bond Authorization of \$3,500,000 for the Town Hall Addition Project

First Selectwoman lino noted the Resolution calls for the Town Meeting to be on July 17th and the Referendum to be on July 24th. If this Resolution is passed at this BOS meeting, then the Board of Finance will also approve the Resolution at its July 10th meeting. The BOS would then call a Special Meeting the next day to issue the Call of the Town Meeting and Referendum. lino further noted the Town Meeting could vote to extend the hours of the Referendum. If that is voted down, the hours would be from Noon to 8 PM. There was a brief discussion regarding the Referendum hours.

Motion by lino, second by Dudek, to approve Resolutions for the Appropriation and Bond Authorization of \$3,500,000 for the Town Hall Addition Project (copy attached).

Discussion followed. Several residents were present – David Adametz, Virginia and Robert

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 3 of 7

Rioja, George Hedrick, Christine Conlon, John Sampieri, Peggy Bushey and Rusty Ross. Mr. Ross noted this was a huge project and wanted to know why the Town is asking for a vote on July 17th and a follow up Referendum on July 24th when there are a lot of vacations and people are out of town. He asked why this couldn't be done in September, why does this have to be pushed through now. First Selectwoman lino noted the Town Office Building Committee has met with several groups in Town already. They would have liked to have done this earlier but other things were happening and it got pushed off. She felt this should be done expeditiously so the education process doesn't have to be started all over. There is a good construction climate right now and this project should move forward.

The question was asked how is this project benefiting the residents of Killingworth. First Selectwoman lino noted the best time to answer that question is at the Town Meeting. She did note it benefits the Town in a whole bunch of ways. It is the most economic way to address the current problems. The modulars have always been a temporary solution. The area is still not big enough. More meeting space is needed. Significant repairs need to be made on a space which is not adequate. Handicap accessibility is not adequate. The Town Meeting is the legislative body of the Town. Selectman Dudek agreed the Town Meeting is the best place for the people to decide. Mr. Ross noted he was questioning why a referendum was being held during the summer time.

Ms. Rioja noted she wasn't sure it would be less expensive to do this in the summer time than the fall.

The question was asked if there were funds available to repair portions of the existing Town Hall, why couldn't that money have been spent on fixing the roof. First Selectwoman lino noted the Tax Collector was moved up front because this proposal was coming rather than repair the back building. Ms. Rioja noted then it was anticipated this would be a go.

Selectman Dudek noted these are questions that should be raised at the Town Office Building

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 4 of 7

Committee Informational Meeting. This BOS meeting is to discuss this Resolution. This is not the forum to answer these questions. Ms. Rioja noted the BOS should know the answers to all these questions. Selectman Dudek noted he understood this was regarding the date and that was fine, but the other questions should be answered by the Town Office Building Committee. First Selectwoman lino noted the TOBC will be at the July 17th Town Meeting and will answer questions.

Mr. Ross noted he hadn't heard about the other meetings and didn't know when they were. He stated this was a very big project. People are losing their homes due to foreclosure and loss of jobs. He would like the BOS to err on the side of caution and take more time to look at this. First Selectwoman lino noted the TOBC has been looking at this for several years.

Mr. Ross asked why the BOF hasn't been taking a percentage out every year and putting it aside for this renovation. First Selectwoman lino noted there is money already in the Capital Budget for this project. They didn't feel any money needed to be put in the budget for it this year. Mrs. Regolo noted there has been \$175,000 put aside over the last two years. Mr. Ross noted all he was asking was to allow the people more time to educate themselves about the project.

First Selectwoman lino noted a mailing was being planned to go to all residents.

Mr. Ross asked again if the dates of July 17th and 24th could be extended. Would the whole project fall apart if this was held in September? First Selectwoman lino noted she would not recommend doing that. There is a lot of other stuff going on in the Fall. Mr. Ross asked what the downside of waiting would be. lino noted the people would have to be re-educated. Ms. Rioja noted the only advantage to not waiting would be there might be more people who may not want to do it.

Selectman Annino asked if part of the purpose of the Town Meeting wasn't to further educate

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 5 of 7

the people. First Selectwoman lino replied yes, it will be a second informational meeting.

Annino noted the townspeople should attend that meeting.

Peggy Bushey asked if the Town Meeting could start earlier, say 7:00 PM. It was agreed to start the Town Meeting at 7:00 PM.

Robert Rioja reiterated it may be difficult to get people to a meeting in the summer.

George Hedrick, Sugar Hill Road, noted they were told by the BOF on June 7th this was being tabled. They were given misinformation.

Christine Conlon, 25 Overlook Farms Road, asked if additional information such as square footage, etc. could be included in the mail out. She also noted the Town was going to do geothermal which is the Cadillac of green energy. People can't afford the cost of geothermal energy in their own homes, never mind the Town Hall. It was again noted there is not enough information out there for people to vote on July 24th.

Peggy Bushey asked when the mailing would go out. lino replied as soon as it could be put together and hopefully before the Town Meeting. She will convey the message that it should go out ASAP. She also noted there is information on the Town website from the first informational meeting. Selectman Annino noted the Board should commit to getting the mailing out within a week to 10 days.

John Sampieri, 154 Schnoor Road, noted the Resolution has not been passed yet. The people here are saying they need more time and more information. He asked if this question could go into the primary. First Selectwoman lino noted she did ask that question and the response was no.

Mr. Ross reiterated he felt this should be delayed as it is a huge project. George Hedrick

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 6 of 7

agreed. It was noted the Board of Finance did a disservice to the people by telling them this project had been tabled.

Selectman Annino noted there is a significant amount of time before the vote. There is a Town Meeting prior to that. He asked why the Town Office Building Committee couldn't turn up the volume in terms of communications. Annino noted the TOBC needs to convince more people about the project.

It was suggested there be another informational meeting some afternoon in the school auditorium. Selectman Dudek noted the purpose of the referendum is for everyone to have a vote and if the people don't have enough information, they will vote no. Dudek noted it was his opinion it didn't matter whether the vote was in September or during the summer.

John Sampieri asked who the mailing would go to. lino replied it would be mailed to every property owner in Town (about 2800 addresses). The price for the mailing is about \$1,100. It was noted business owners would also get the mailing if they own property in Town.

John Sampieri noted it was roughly \$300,000 to fix what is here, and \$3,500,000 for the addition.

Motion by lino, second by Dudek, to amend original motion to change the time of the July 17, 2012 Town Meeting to 7:00 PM. Voting in favor – lino, Dudek, Annino. Opposed – none. Motion Carried. Vote on Original Motion with amendment – In favor – lino, Dudek, Annino. Opposed – none. Motion Carried.

It was also noted the Board was okay with having the referendum hours from 6:00 AM to 8:00 PM. It was also agreed there would be a Special Informational Meeting before the Town Meeting and a mailing to every property owner in Town.

Killingworth Board of Selectmen

Regular Meeting, June 25, 2012

Page 7 of 7

David Adametz noted he was concerned with cost overruns. Selectmen Annino and Dudek noted a contingency had been built into the \$3,500,000 of 10 percent. The question was asked what happens if the project goes over \$3,500,000. Selectman Dudek noted the project would stop and it would go back to Town Meeting. The Town can't build more than was approved. First Selectwoman lino noted the TOBC will continue to find ways of doing things less expensive.

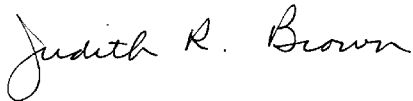
10. CI Comments – none.

11. Selectmen's Comments – none.

12. Adjournment

Motion by Annino, second by Dudek, to adjourn at 8:00 PM. Voting in favor – Annino, Dudek, lino. Opposed – none. Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary

attachment – Resolution for Appropriation and Bond Authorization of \$3,500,000 for the Town Hall Addition Project

**TOWN OF KILLINGWORTH
BOARD OF SELECTMEN
RESOLUTIONS**

RE: Appropriation and Bond Authorization of \$3,500,000 for the Town Hall Addition Project.

RESOLVED, that

(i) the Town of Killingworth (the "Town") appropriate the sum of \$3,500,000 for the cost of the Town Hall Addition Project including, but not limited to the demolition and disposal of temporary modular offices, the construction of a new addition to the existing Town Hall, site work, the purchase and installation of furniture, fixtures and equipment and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs (the "Project"), and to meet said appropriation and in lieu of a tax therefore, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, the Town Charter or any other provision of law thereto enabling, in the maximum principal amount of \$3,500,000 or so much thereof as may be necessary after deducting grants or others sources of funds available therefore; and

(ii) that the First Selectman and the Treasurer be authorized to issue and sell bonds or temporary notes of the Town not to exceed \$3,500,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such bonds or notes, pursuant to Chapter 109 of the Connecticut General Statutes, and the Town Charter or any other provisions of law thereto enabling, provided that the proceeds from the sale of such bonds or notes shall be used for said purpose; and

(iii) that the First Selectman and the Treasurer of the Town shall sign the bonds or notes by their manual or facsimile signatures and that the law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes; and

(iv) that the First Selectman and the Treasurer, or either of them, be authorized to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary to appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the First Selectman and the Treasurer, or either of them, are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

BE IT FURTHER RESOLVED, that the Board of Selectmen hereby recommends to the Board of Finance that it approve the appropriation for \$3,500,000 for the Project.

BE IT FURTHER RESOLVED, that, provided the Board of Finance approves the above-recommended appropriation, the Town convene a Special Town Meeting to be held on July 17, 2012 at 7:00 p.m. at Killingworth Elementary School, Route 81, Killingworth, Connecticut to consider but not vote upon the resolution authorizing the appropriation and financing for the Town Hall Addition Project referenced above.

BE IT FURTHER RESOLVED, that the Board of Selectmen, pursuant to Section 7-7 of the Connecticut General Statutes, as amended, hereby removes the item described above on the call of such town meeting for submission to the voters on July 24, 2012 for vote by voting machine by the voters entitled to vote at such town meeting during the hours from twelve o'clock p.m. and eight o'clock p.m. (unless determined otherwise by the electors at the town meeting to assemble as set forth herein) at the Killingworth Elementary School, Route 81, Killingworth, Connecticut under the following heading:

Shall the Town of Killingworth appropriate \$3,500,000 for the cost of the Town Hall Addition Project including, but not limited to the demolition and disposal of temporary modular offices, the construction of a new addition to the existing Town Hall, site work, the purchase and installation of furniture, fixtures and equipment and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs and authorize the issuance of bonds and notes in the amount of \$3,500,000 to finance such appropriation?

The moderator of such town meeting shall adjourn such meeting after reasonable discussion of such item and conclusion of such other business as may properly come before the town meeting and order such vote by voting machine in accordance with this resolution and Section 7-7 of the Connecticut General Statutes.

BE IT FURTHER RESOLVED, that the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the capital project for which a general functional description is provided in the resolution above. The Town reasonably expects to reimburse itself for the cost of the Expenditures and the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed \$3,500,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150-2.

BE IT FURTHER RESOLVED, that the Board of Selectmen, authorizes the Town Clerk, subject to the approval of a municipal attorney, to prepare and print a concise explanatory text and other printed materials concerning the question to be submitted to the voters at referendum on July 24,

2012 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes.

BE IT FURTHER RESOLVED, that the voters at the town meeting to be held on July 17, 2012 shall determine whether the polls shall be open from six o'clock a.m. until eight o'clock p.m. to conduct the referendum on July 24, 2012 and this resolution is hereby added to the agenda of such meeting.