

**Board of Selectmen
Regular Meeting
October 28, 2014**

MINUTES

Present: First Selectman Dan Jerram, Selectman Alesia Kennerson, Selectman Jack Casey; Interim School Superintendent Paul Smotas, School Building Committee Chairman Denton Butler, Members of the Public Penny Miller, Donna LaPlante, Daniel LaPlante; Member of the Press Bob Moore; Administrative Assistant Christine Hayward.

First Selectman Jerram called the meeting to order at 7:02 PM.

Minutes:

The Board of Selectmen agreed to move this agenda item to the end of the meeting in order to proceed with the business at hand.

Board of Selectmen members to consider and act upon a resolution regarding an appropriation and borrowing authorization for costs related to renovations and improvements to Ann Antolini School:

MOTION: by Casey, second Kennerson to approve the following resolution:
(First Selectman read the resolution aloud to all present and copies of the resolution were available for each member of the public.)

RESOLVED, That the Board of Selectmen recommends that the Town of New Hartford:

(1) *appropriate FOUR MILLION SEVEN HUNDRED FIFTY-ONE THOUSAND DOLLARS (\$4,751,000) for renovations and improvements to the Ann Antolini School including roof and window replacement, improvements to air handling equipment and ADA code improvements. The appropriation may be spent for design and construction costs, equipment, materials, site improvements, engineering fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Board of Selectmen is authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project; and the entire appropriation, but not in excess of \$4,751,000, may be spent on the project as so reduced or modified; and*

(2) *issue bonds or notes and temporary notes in an amount not to exceed FOUR MILLION SEVEN HUNDRED FIFTY-ONE THOUSAND DOLLARS (\$4,751,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants or other funding received by the Town for the project to the extent that such grants or other funding are not applied or being held to be applied to the payment of debt service on outstanding bonds or notes issued to finance the project or separately appropriated to pay additional project costs.*

FURTHER RESOLVED, That the Board of Selectmen hereby refers the above recommendations to the Board of Finance for its consideration.

A general discussion of this resolution was held with the Board answering questions that were raised. The First Selectman explained that the total amount of the appropriations being requested includes the costs for legal and issuance fees. The figures were developed in consultation with the Town's financial advisor.

Mr. Butler asked where the grant money that will be received by the Town for the Board of Education will go. Mr. Jerram replied that it will go into the General Fund. Jerram explained that the amount of the appropriation includes the costs for legal expenses, financial advisor, BAN costs, and bond issuance costs. The actual costs may be lower, but it is best to appropriate for "worst case scenario" to ensure adequate funding.

Mr. Butler then questioned the wording in the Resolution that stated "the Board of Selectmen is authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project;....." Mr. Butler stated that he was under the impression that the School Building Committee would be the ones to make those changes and wondered if the language was correct. First Selectman Jerram replied that ultimately, it is the Board of Selectmen that would take formal action on adjusting the project scope if the bids were to come in higher than anticipated. Mr. Butler replied that he would ask that if the bids were to come in higher than the appropriated amount that the Board of Selectmen would seek the committee's guidance regarding any action to be taken. Jerram replied that the Selectmen would certainly consult with the School Building Committee and would seek their recommendation.

First Selectman Jerram commented that he supported the project and hopes that it is accepted by the people. Selectman Kennerson agreed, adding that she, too, hopes it passes. Selectman Casey echoed those sentiments.

Unanimous.

Board of Selectmen members to consider and act upon a resolution regarding an appropriation and borrowing authorization for costs related to replacement of the Carpenter Road Bridge.

MOTION: by Casey, second Kennerson to approve the following resolution:

RESOLVED, That the Board of Selectmen recommends that the Town of New Hartford:

(1) appropriate SEVEN HUNDRED FIFTY-NINE THOUSAND DOLLARS (\$759,000) for replacement of the Carpenter Road Bridge. The appropriation may be spent for design and construction costs, equipment, materials, land and easement acquisition, site improvements, engineering fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Board of Selectmen is authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project; and the entire appropriation, but not in excess of \$759,000, may be spent on the project as so reduced or modified; and

(2) *issue bonds or notes and temporary notes in an amount not to exceed SEVEN HUNDRED FIFTY-NINE THOUSAND DOLLARS (\$759,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants or other funding received by the Town for the project to the extent that such grants or other funding are not applied or being held to be applied to the payment of debt service on outstanding bonds or notes issued to finance the project or separately appropriated to pay additional project costs.*

FURTHER RESOLVED, That the Board of Selectmen hereby refers the above recommendations to the Board of Finance for its consideration.

Selectman Kennerson stated that she supports replacement of the bridge; adding that it is a town asset used by many residents - not just those who live in close proximity to the bridge. She commented that she could find no compelling reason to leave the bridge closed unless the public decides not to fund it. Selectman Casey said that he was glad that Grants were obtained to help reduce the cost to the public. First Selectman Jerram stated that he felt that the town would be traveling down the wrong path if we start to close roads. He feels it is important to take care of things; regardless of their location.

Resident Donna LaPlante commented that there are 3 farmers that she knows of that use that road and added that when local roads are closed, it forces the farmers to use State roads (with more traffic) and it is unsafe. Investing into infrastructure confirms that the town cares about all of its residents in all areas of town.

First Selectman Jerram informed those present that having the grant funding to assist with the costs of the bridge replacement makes it more affordable. He noted that the recent repairs to the Maple Hollow Bridge cost around \$235,000 and that was just replacing the surface. The cost of a completely new bridge will be in the \$400,000 range with an anticipated 'lifespan' of 70 years.

Unanimous

Board of Selectmen to set time, date, manner of Special Town Meeting to consider and act upon the resolutions regarding an appropriation and borrowing authorization for costs related to renovations and improvements to Ann Antolini School and an appropriation and borrowing authorization for costs related to replacement of the Carpenter Road Bridge

First Selectman Jerram read aloud the Call of the Special Town Meeting/Notice of Referendum:

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of New Hartford, Connecticut, will be held in the New Hartford Town Hall, 530 Main Street, in the Town of New Hartford, Connecticut, on Thursday, November 6, 2014 at 7:00 p.m. for the following purposes:

1. To consider a resolution,

(a) to appropriate \$4,751,000 for renovations and improvements to the Ann Antolini School including roof and window replacement, improvements to air handling equipment and ADA code improvements. The appropriation may be spent for design and construction costs, equipment, materials, site improvements, engineering fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Board of Selectmen is authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project; and the entire appropriation, but not in excess of \$4,751,000, may be spent on the project as so reduced or modified;

(b) to authorize the issue of bonds or notes and temporary notes of the Town in an amount not to exceed \$4,751,000 to finance the project; to provide that the amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received for the project; and to authorize the First Selectmen and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds, notes and temporary notes and to perform all other acts which are necessary or appropriate to issue the bonds, notes and temporary notes;

(c) to declare under Federal Income Tax Regulations Section 1.150-2 the Town's official intent that project costs may be paid from temporary advances of available funds, and that the Town reasonably expects to reimburse any such advances (to the extent not funded from grants or other funding receipts) from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the project; and to authorize the First Selectmen and the Treasurer to amend such declaration of official intent as they deem necessary or advisable and 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 authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years, and to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(d) to authorize the Board of Education to apply for and accept grants to assist in the financing of the appropriation for the project, to execute grant agreements for the project, and to file such documents as may be required to obtain grants for the costs of financing the project; and

(e) to authorize the Board of Selectmen, the First Selectman, the Treasurer, the Board of Education and other proper officers of the Town are authorized to take all other action which is

necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

2. To consider a resolution,

(a) to appropriate \$759,000 for replacement of the Carpenter Road Bridge. The appropriation may be spent for design and construction costs, equipment, materials, land and easement acquisition, site improvements, engineering fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Board of Selectmen is authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project; and the entire appropriation, but not in excess of \$759,000, may be spent on the project as so reduced or modified;

(b) to authorize the issue of bonds or notes and temporary notes of the Town in an amount not to exceed \$759,000 to finance the project; to provide that the amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received for the project; and to authorize the First Selectmen and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds, notes and temporary notes and to perform all other acts which are necessary or appropriate to issue the bonds, notes and temporary notes;

(c) to declare under Federal Income Tax Regulations Section 1.150-2 the Town's official intent that project costs may be paid from temporary advances of available funds, and that the Town reasonably expects to reimburse any such advances (to the extent not funded from grants or other funding receipts) from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the project; and to authorize the First Selectmen and the Treasurer to amend such declaration of official intent as they deem necessary or advisable and 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 authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years, and to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(d) to authorize the First Selectman to apply for and accept grants to assist in the financing of the appropriation for the project, to execute grant agreements for the project, and to file such documents as may be required to obtain grants for the costs of financing the project; and

(e) to authorize the Board of Selectmen, the First Selectman, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

MOTION: by Casey, second Kennerson to hold a Special Town Meeting on Thursday, November 6, 2014 at 7:00 PM at New Hartford Town Hall to consider a resolution to appropriate \$4,751,000 for renovations and improvements to the Ann Antolini School including roof and window replacement, improvements to air handling equipment and ADA code improvements and to consider a resolution to appropriate \$759,000 for replacement of the Carpenter Road Bridge and borrowing authorizations as outlined in the Call of the Meeting.

Unanimous

Board of Selectmen, in accordance with CT General Statutes 7-7, set time, date and manner for referendum for resolutions to be submitted to the voters.

First Selectman Jerram continued his reading aloud of the Notice of Special Town Meeting/Notice of Referendum:

Pursuant to Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to adjourn said town meeting at its conclusion and to submit the resolutions to be considered under items 1 and 2 of this notice to vote upon voting tabulators or paper ballots on Thursday, November 20, 2014, between the hours of 6:00 a.m. and 8:00 p.m. Electors residing in the Voting District #1 shall vote at the New Hartford Town Hall, 530 Main Street in New Hartford. Electors residing in the Voting District #2 shall vote at the South End Fire House, 20 Antolini Road in New Hartford. Voters qualified to vote at town meeting who are not electors shall vote at their respective polling places. Absentee ballots will be available from the Town Clerk's office at the New Hartford Town Hall. The aforesaid resolutions will be placed on the voting tabulators or paper ballots under the following headings:

"SHALL THE TOWN OF NEW HARTFORD APPROPRIATE \$4,751,000 FOR COSTS RELATED TO RENOVATIONS AND IMPROVEMENTS TO ANN ANTOLINI SCHOOL AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?"

"SHALL THE TOWN OF NEW HARTFORD APPROPRIATE \$759,000 FOR COSTS RELATED TO REPLACEMENT OF THE CARPENTER ROAD BRIDGE AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?"

Voters approving each resolution will vote “Yes” and those opposing said resolution will vote “No.”

Dated at New Hartford, Connecticut, this 28th day of October, 2014.

MOTION: by Casey, second Kennerson, Pursuant to Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to adjourn said town meeting at its conclusion and to submit the resolutions to be considered under items 1 and 2 of the Notice of Special Town Meeting Set for November 6, 2014, to vote upon voting tabulators or paper ballots on Thursday, November 20, 2014, between the hours of 6:00 a.m. and 8:00 p.m as outlined in the Notice of Referendum.

Unanimous

Operations Updates:

First Selectman Jerram informed the Board of the status of various projects and presented other operational updates.

Paving the lower portion (near the Route 219 intersection) of Steele Road – this should be completed by next week; with aprons and curbing to follow. This will complete the paving for this year.

Maple Hollow Bridge is nearing completion; rebar has been repainted, concrete has been poured and paving is scheduled for Thursday. This project should come in on budget.

Antolini Sand Salt Shed is in progress. The footings have been poured, the block foundation is in place. The structure is very similar in size to the sand/salt shed in the Industrial Park for a much lower cost. Jerram estimates that the total cost of the new structure is .25 to the dollar for the shed in the Industrial Park. He noted that local contractors were used for this project.

Dan mentioned that he has been meeting with a professional planner who is assisting with some schematics of a downtown plan. This is in conjunction with updating the Plan of Conservation and Development. Once a draft is in a format that is ‘presentation ready’ this will be shared with various Boards and Commissions for their input. Selectman Casey commented that the firm with whom Dan is working is a great firm and does a great job. Jerram commented that he is also working on trying to incorporate the theme that EDC has developed “A Town for all Seasons” onto Town Letterhead. The First Selectman stated that work is also proceeding on a “pavilion project” in the area behind the downtown business district. Wetlands will be delineated in order to determine where things can be placed. Jerram noted that the 1994 Downtown Plan is still pertinent to the goals for the downtown area today, noting that there has been a lot of accomplishments, but there are still ideas that can be implemented.

Solarize New Hartford is a new initiative that will be spearheaded by the Land Use department. This is a quasi municipal-state effort to offer subsidized solar arrays to residents. The town determines the choice of contractor based on bids submitted.

The Highway Department is getting ready for the cold weather. 2 trucks are presently being sandblasted. The road grader has some issues with the cylinders and may need a re-build of an engine. Jerram explained that he is looking into having the woodchipper refurbished/restored rather than

having it replaced.

The Constables have finalized their draft contract and have presented it to the First Selectman for review and comment. This has been sent to the town labor attorney for review. It will be made available to the Selectmen to review in Executive Session at their next meeting.

Discussion of Brodie House:

First Selectman stated that he had received a quote for a company to perform environmental testing at the “Brodie House.” This would need to be done prior to any demolition to insure that there aren’t any environmental /health concerns. The Board agreed that they did not think that the building could serve any use as a public meeting space due to the costs that would be incurred to bring it to the standards of a municipal building. Jerram stated that he would check with the Seniors one last time to be certain that they had no interest in using the space for a Senior Center (again, noting that it would take funds to convert it) The Selectmen agreed that if and when the building is taken down, the parcel should be made attractive so that it adds to the beauty of Brodie Park.

Discussion of Revolving Loan Fund:

First Selectman Jerram stated that WPCA member Rob Fulton had been in contact with him via e-mail to discuss his ideas for a revolving loan fund for sewer connections. Dan contacted the Connecticut Conference of Municipalities research department to seek their assistance with reaching out to member towns to see if anyone had experience with this. Unfortunately, they were unable to find another town with similar populations that had done this type of loan. The First Selectman said that he would suggest that the services of the town attorney be engaged to assist in developing this fund. The Selectmen agreed that no one in house has the expertise needed to develop such a fund without legal assistance. Selectman Casey stated that he was in full support of establishing such a mechanism to allow folks the opportunity to have funds to connect to the sewerline. The First Selectman said that he had sent correspondence to the WPCA to ask for their guidance regarding the amount of funding for such a fund.

Discussion of Elderly Tax Abatement:

First Selectman Jerram noted that in addition to providing residents with sewer line connections, he felt it was important to also move forward with an Elderly Tax Abatement. This abatement would provide relief/aid to Seniors in town who may be on a fixed income. Jerram felt that these initiatives should move forward together.

Resignations/Appointments to Boards and Commissions:

MOTION: by Kennerson, second Casey to accept, with regret the resignation of Richard St John as a regular member of the Commission on Aging.

Mr. Jerram thanked Mr. St John for his service on the Commission on Aging and clarified that Mr. St John would still be volunteering in other ways for the community; specifically with the American Legion, Neighbor to Neighbor and the local chapter of the Future Farmers of America (FFA).

Unanimous

MOTION: by Kennerson, second Casey to appoint Karen Gauthier to fill a vacancy and serve as a regular member of the Commission on Aging, term to expire December 31, 2014; and to appoint Laura Garay to fill a vacancy and serve as an alternate member of the Commission on Aging, term to expire December 31, 2015.

Unanimous.

Mr. Butler mentioned that there had been internal notification that a member of the WPCA may not fill their term and if this resignation materializes, a recommendation for appointment to that Commission would be made.

Requests for Refunds of Taxes:

MOTION: by Kenerson, second Casey to accept the 2 real estate request for refunds of taxes totaling \$2816.09 (\$1332.58 to Paul Guilmette due to adjustment for grand list year 2012 and \$1324.56 to Paul Guilmette due to adjustment for grand list year 2011) and the 6 requests for refunds of motor vehicle property taxes totaling \$1108.28 (\$140.47 to Honda Lease Trust due to proration, \$137.57 to Ford Motor Credit Co, LLC due to proration; \$113.83 to Ally Financial/Vault Trust due to proration; \$89.58 to Ally Financial/Vault Trust due to proration; \$413.44 to Ally Financial/GMAC due to proration; \$213.39 to Ford Motor Credit Co. LLC due to proration.

Unanimous.

Correspondence:

First Selectman Jerram announced that the Planning and Zoning Commission has asked that the Board of Selectmen review the current Plan of Conservation and Development. The P&Z will be holding a meeting on December 1, 2014 and will be accepting input regarding changes to the plan at that meeting and they encouraged attendance at that meeting.

Any Other Business to Come Before this Board:

Selectman Kennerson announced that the North Congregational Church plans to hold a Holiday Dinner on December 7, 2014 – the same evening as Light New Hartford. This will be an opportunity for families to have a meal together before the festivities.

Minutes:

MOTION: by Casey, second Jerram to approve the minutes of the Regular Meeting of the Board of Selectmen dated September 23, 2014 as presented.

AYE: Casey, Jerram ABSTAIN: Kennerson Motion Passes, Minutes approved

Executive Session re: pending real estate (507 Main Street):

MOTION: by Kennerson, second Casey to enter into Executive Session at 8:42 for the purpose of discussion related to a pending real estate transaction re: 507 Main Street.

Unanimous

(Casey, Kennerson, Jerram entered into Executive Session)

No Action taken with regards to Executive Session

MOTION: by Kennerson, second Casey to adjourn at 8:54 PM.

Unanimous.

Respectfully Submitted,

Christine Hayward, Administrative Assistant