SPECIAL MEETING MINUTES
COLUMBIA BOARD OF SELECTMEN
Tuesday, August 7, 2012 - 6:00 p.m.

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Members Present: First Selectman Carmen Vance. Selectman Dick Szegda; Selectman Rob Hellstrom; Selectman Bill O'Brien. Selectman Bob Bogue arrived at 6:56 pm.

Also Present: Town Administrator Jonathan Luiz.

CALL TO ORDER: C. Vance called the special meeting of the BOS to order at 6:00 pm.

1. **EXECUTIVE SESSION:**
   Real estate pursuant to CT Statues 1-200 (6) (D). C. Vance MOVED to enter into Executive Session with J. Luiz present at 6:01 pm. Executive Session ended at 6:45 pm.

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES: 7/17/12 Regular Meeting Minutes:** W. O'Brien MOVED to approve the following 7/17/12 regular meeting minutes with the following amendments:
   - Item 4.1, line 9 states, *"R. Szegda and W. O'Brien spoke out in opposition to the existing waiver utilized by the Columbia Rec Department."* And it should state, *"R. Szegda and W. O'Brien spoke out in opposition to the language contained in the waiver utilized by the Columbia Rec Department."*
   - Add the following statement: *"W. O'Brien said the language contained in the existing waiver was harsh and expressed support of C. Vance's proposed waiver."*
   - Item 5.1, line 4 states, *"W. O'Brien expressed to the BOS that there are other means available to the town to deal with these complaints besides the establishment of a blight ordinance."* And it should state, *"W. O'Brien expressed to the BOS that there are statutory remedies available to the town to deal with these complaints besides the establishment of a blight ordinance. These remedies include statutes that allow the removal of either abandoned or unregistered vehicles."*
   MOTION CARRIED 4:0.

4. **AUDIENCE OF CITIZENS:** None.

5. **OLD BUSINESS:**

5.1 **To Consider and act upon the following resolution, and establish a Town Meeting and Adjourned Town Meeting referendum date to act on such resolution: RESOLUTION APPROPRIATING $5,915,000 FOR THE RENOVATION AND EXPANSION OF THE SAXTON B. LITTLE FREE TOWN OF COLUMBIA LIBRARY AND AUTHORIZING THE ISSUE OF $5,915,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.** C. Vance MOVED to approve, pursuant to Section 2.5 of the Town Charter, the resolution attached to the minutes. MOTION CARRIED 4:0. Selectmen expressed sentiment that the townspeople will make the final decision on whether or not the library project will take place.

5.2 **To consider and act upon the following resolution: RESOLUTION PROVIDING FOR SPECIAL TOWN MEETING AND REFERENCUM VOTE AT ADJOURNED TOWN MEETING IN CONJUNCTION WITH THE STATE ELECTION* (for the above resolution).** C. Vance MOVED to approve and recommend the resolution for purposes of satisfying Section 2.5 of the Town Charter. MOTION CARRIED 4:0. The resolution is attached to these minutes.

Approval of these two resolutions is necessary in order to prepare the ballot and proceed with the vote on the library expansion to be held on November 6, 2012.

6. **NEW BUSINESS**

7. **COLUMBIA LAKE / DAM / BEACH:** None.

B. Bogue arrived at 6:56 pm.

8. **APPOINTMENTS / RESIGNATIONS**

8.1 **Hire of Transfer Station Attendant Nick Wrana:** R. Szegda MOVED to hire N. Wrana as a Transfer Station Attendant at a rate of $12.50 per hour and with a work schedule to be determined by the Public Works Director. MOTION CARRIED 5:0.

8.2 **Appointments to the school roof replacement committee:** R. Szegda MOVED to appoint Bob Powell (R) and Joe Narkawicz (D) to the school roof replacement committee. MOTION CARRIED 5:0.

8.3 **Appointment of Vera Englert (R) to the PZC:** C. Vance explained that E. Jay Starkel was elected to this position in November 2011 and the four year term begins in November 2012. She stated that he resigned from this particular position after the election. C. Vance MOVED to appoint V. Englert to the PZC. MOTION CARRIED 5:0.

9. **TOWN ADMINISTRATOR REPORT:** J. Luiz informed the BOS that he had a meeting at the Kassman Farm with members of the Kassman family, representatives of the state and Ann Dunnack. The Kassman family has applied to the state to sell the farm's development rights. He explained that if this comes to fruition, the state may seek funding from the town to assist with the purchase of developmental rights. J. Luiz explained that the town has locked in on fuel at a lower per gallon price than what the town budgeted for. J. Luiz stated that the town has received payments for the sign that was damaged in front of the Town Hall. He also said that the town has made progress in dealing with the insurance company of the driver whose car damaged the library. J. Luiz informed the BOS that a new defibrillator has been purchased for the Senior Center with thanks to the Columbia Volunteer Fire Department. J. Luiz stated that the town anticipates receiving two state grants for Youth Services. J. Luiz explained that he is working on a revised job description for the Building Official position. J. Luiz also discussed a recent Health Insurance information session with folks from United Healthcare, the state Comptroller's office, Town employees and union reps. He said that another info session is scheduled to be held later this month for the school side once teachers return from summer vacation. J. Luiz said that the majority of road work is complete.

10. **CORRESPONDENCE**

10.1 **Letter from CIRMA to C. Vance re: Members Equity Distribution**

10.2 **Worker's Compensation Risk Management Services Stewardship Report**

10.3 **Town Attorney Expenses for FY 11-12**

10.4 **Chronicle article dated 7/31/12**

10.5 **Letter from Registrars of Voters to R. Kenefick re: Polling Place**

10.6 **Letter from C. Schuster to CVFD**

10.7 **Letter from C. Vance to T. Donlon**

10.8 **CRCOG's Route 6 Hop River Corridor Transportation Study:** C. Vance asked that the board review this executive summary prior to the next BOS meeting since the transportation group will be present to discuss the study and ask the BOS to endorse the study.

10.9 **Letter from L. McDonald to Registrars of Voters**

10.10 **Letter from N.U. to CT DEEP**

10.11 **Email from Invoice Cloud to C. Price re: online tax payment figures**

11. **BUDGET**

11.1 **Refunds**: C. Vance MOVED to approve the following refunds: $35.34 to George E. and Claire N. Lewandowski; $42.86 to Joseph Ingenito; $15.47 to Richard S. Harrison; $203.48 to Bonnie A. Olivieri; and $40.45 to Richard A. Robbins. MOTION CARRIED 5:0.

11.2 **Transfers:** R. Szegda MOVED to approve the following FY 11-12 transfer.

Amount	From	To
11.75	10-4112-130, Exec/Admin, Legal Notices	10-4112-500, Exec/Admin, Prof/Tech

MOTION CARRIED 5:0.

12. **APPROVE PAYMENT OF BILLS:** R. Bogue MOVED to approve payment of emergency bills totaling $214,105.38. MOTION CARRIED 5:0. R. Szegda MOVED to approve the payment of non-emergency bills in the amount of $73,028.90. MOTION CARRIED 5:0.

13. **BOARD MEMBER COMMENTS**

14. **EXECUTIVE SESSION**

14.1 **Real Estate pursuant to CT State Statutes Section 1-200(6) (D); Pending Litigation pursuant to CT State Statutes Section 1-200(6) (B); Personnel pursuant to CT State Statutes Section 1-200 (6) (A).** C. Vance MOVED to enter into executive session at 7:22 pm. MOTION CARRIED 5:0. Executive Session ended at 7:41 pm.

15. **ADJOURNMENT:** C. Vance MOVED to adjourn at 7:42 pm and the MOTION CARRIED UNANIMOUSLY. The next regular BOS meeting is scheduled for Tuesday, August 21, 2012 at 7:00 pm.

Respectfully Submitted by Kimberly A. Bona

RESOLUTION APPROPRIATING $5,915,000 FOR THE RENOVATION AND EXPANSION OF THE SAXTON B. LITTLE FREE TOWN OF COLUMBIA LIBRARY AND AUTHORIZING THE ISSUE OF $5,915,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of up to $5,915,000 is appropriated for the renovation and expansion of the Saxton B. Little Free Town of Columbia Library at 319 Jonathan Trumbull Highway, Columbia Ct., (the "Project"). The Project shall include the addition of approximately 10,000 sq.ft. of building space, the renovation and reconfiguration of internal space, HVAC systems, electrical, communication and security systems, roof system, moving expenses and temporary space, renovation and landscaping of the surrounding area, including plantings, terraces and pathways, additional and reconfigured parking, shelving and other library equipment and furniture, technology improvements and equipment, lighting, irrigation, site work, demolition, testing, environmental remediation, surveying, design, architects, consultants, title insurance, appurtenances and improvements related thereto, and debt administrative, including printing, legal and financing costs, or so much thereof or such additional improvements as may be accomplished within the foregoing appropriation. Said appropriation shall be in addition to a Steap grant in the estimated amount of $143,500, and inclusive of other State and Federal grants in aid thereof.

Section 2. The total estimated cost of the project is $6,058,500. $143,500 of the project cost is expected to be paid from a STEAP sources grant. The estimated useful life of the project is not less than twenty years. The project is a general benefit to the Town of Columbia and its general governmental purposes.

Section 3. To meet said appropriation $5,915,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. Said bonds may be issued in one or more series as determined by the First Selectman and Treasurer, and the amount of bonds of each series to be issued shall be fixed by the First Selectman and Treasurer, 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 and legal costs of issuing the bonds. The bonds shall be in the denomination of $1,000 or a whole multiple thereof, or, be combined with other bonds of the Town and such combined issue shall be in the denomination per aggregate maturity of $1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the First Selectman and Treasurer bear, the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the First Selectman and Treasurer, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the First Selectman and Treasurer, and be approved as to their legality by Joseph Fasi LLC, Bond Counsel, of Hartford. They shall bear such rate or rates of interest as

shall be determined by the First Selectman and Treasurer. 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, that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon and shall be paid from property taxation to the extent not paid from other funds available for the payment thereof. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the First Selectman and Treasurer, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 4. Said bonds shall be sold by the First Selectman and Treasurer in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, auction, or similar competitive process 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.

Section 5. The First Selectman and Treasurer are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the First Selectman and Treasurer, bear the Town seal or a facsimile thereof, be payable at a bank or trust company designated by the First Selectman and Treasurer, be approved as to their legality by Joseph Fasi LLC, Bond Counsel, of Hartford, and be certified by a bank or trust company designated by the First Selectman and Treasurer, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. 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 them, 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 said 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. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds 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 Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Finance Director or her designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 7. The First Selectman and 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 nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material 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 Repositories made prior hereto are hereby confirmed, ratified and approved.

Section 8. It is hereby found and determined that it is in public interest to issue all, or a portion of, the Bonds, Notes or other obligations of the Town as qualified private activity bonds, or with interest that is includable in gross income of the holders thereof for purposes of federal income taxation. The First Selectman and the Treasure are hereby authorized to issue and utilize without further approval any financing alternative currently or hereafter available to municipal governments pursuant to law including but not limited to any "tax credit bonds" or "Build America Bonds" including Direct Payment and Tax Credit versions.

Section 9. The Town Clerk is hereby authorized to prepare an explanatory text in accordance with law.

RESOLUTION PROVIDING FOR SPECIAL TOWN MEETING AND REFERENDUM VOTE AT ADJOURNED TOWN MEETING IN CONJUNCTION WITH THE STATE ELECTION

Pursuant to the provisions of the Charter, a Special Town Meeting to consider and act upon the resolution entitled "RESOLUTION APPROPRIATING $5,915,000 FOR THE RENOVATION AND EXPANSION OF THE SAXTON B. LITTLE FREE TOWN OF COLUMBIA LIBRARY AND AUTHORIZING THE ISSUE OF $5,915,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" (the "Resolution") shall be called and held, and the vote on such resolution shall be removed from the call of such meeting and adjourned to be submitted to electors and citizens qualified to vote in such meeting to a referendum vote at Adjourned Town Meeting to be held on November 6, 2012, in conjunction with the State Election at **Horace W. Porter School Cafetorium, 3 Schoolhouse Road, Columbia, CT**, between the hours of 6:00 A.M. and 8:00 P.M. for the approval or disapproval of the Resolution.

The First Selectman is hereby authorized and directed to call a Special Town Meeting, in accordance with the provisions of this resolution, to be held at the **Horace W. Porter School Gymnasium, 3 School House Road, Columbia CT.,** on **October 30, 2012,** at **7:30 P.M.**, to consider the Resolution as of this date approved by the Board of Selectmen, to cause the preparation of material explaining and concerning the referendum and project, to receive communications concerning said Resolution and to submit action by the Special Town Meeting on said Resolution to a vote of Town electors and qualified voters at a referendum by Adjourned Town Meeting. The Warning of said Town Meeting shall state the question to be voted upon and the ballot label with respect thereto as follows:

Question:

Shall the resolution entitled "RESOLUTION APPROPRIATING $5,915,000 FOR THE RENOVATION AND EXPANSION OF THE SAXTON B. LITTLE FREE TOWN OF COLUMBIA LIBRARY AND AUTHORIZING THE ISSUE OF $5,915,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE", as adopted by the Board of Selectmen, be approved? YES NO

The ballot label for said question shall read as follows:

"Shall the appropriation and bond authorization of $5,915,000 for the renovation and expansion of the Saxton B. Little Free Town of Columbia Library, as adopted by the Board of Selectmen, be approved? YES/NO"

The voting will be by paper/electronic ballot. Those desiring to vote for the question shall fill in the box in front of the question on the ballot at "YES". Those desiring to vote against the question shall fill in the box in front of the question on the ballot at "NO". Absentee ballots will be made available in accordance with the law.

The warning shall state that the full texts of the aforesaid Resolution and question are on file, open to public inspection, in the office of the Town Clerk that the vote on the aforesaid Resolution is taken under the authority of Chapter 152 of the General Statutes and Section 2.5 of the Town Charter, and that absentee ballots will be made available in accordance with law.

The First Selectman is authorized to make such revisions and otherwise provide for notices and the vote on the question herein authorized to be voted as necessary or appropriate to comply with law.

Received: August 9, 2012
At 9:50 AM
Attest: Gail L McGrath - ASST TC
Town Clerk/Assistant Town Clerk