

MINUTES OF SPECIAL TOWN MEETING
OF THE TOWN OF COLCHESTER
HELD NOVEMBER 4, 2021

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Gayle Furman
GAYLE FURMAN
TOWN CLERK

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of Colchester, Connecticut, was held at William J. Johnston Middle School, 360 Norwich Avenue, in Colchester, Connecticut, on the 4th day of November 2021 at 6:31 p.m.

Present: First Selectman: Mary Bylone, Selectmen: Taras Rudko, Denise Mizla, Rosemary Coyle, Denise Turner, Board of Education: Mary Tomasi, Jessica Morozowich, Amy Domeika, Board of Finance: Andreas Bisbikos, Michael Hayes, Bernie Dennler, Andrea Migliaccio, Michael Egan, Board of Assessment Appeals: Christos Stravoravdis, Senior Center Building Committee: Anthony Tarnowski, Marilynn Turner, Sean Nadeau, Joseph Ruiz, Ron Silberman, Madelyn Starkey, Geraldine Transue, Senior Center Director Patty Watts, State Representative Brian Smith, Other attendees: John Malsbenden, Karen Romero, Maggie Cosgrove, Steven Coyle, Gayle Furman and other citizens.

A motion was made for John Malsbenden to be moderator by Rosemary Coyle and seconded by Raymond Dufour. Motion Carried

A motion was made to close nominations for moderator by Anthony Tarnowski and seconded by Mary Tomasi. Motion Carried.

John Malsbenden was chosen as moderator of the meeting and Gayle Furman acted as clerk.

Item 1

The Moderator stated that since the Selectmen of the Town, pursuant to the Town Charter and to Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, had designated item 1 in the notice of meeting for submission to the voters in the manner provided by said Section, it will be necessary to order a referendum on the resolution and adjourn this meeting after a reasonable discussion.

RESOLVED, that the reading of the resolution to be presented to this Special Town Meeting under item 1 of the notice be waived and that the full text of the resolution, a copy of which has been made available to those in attendance at this meeting, be incorporated into the text of this meeting.

Discussion:

- Residents, G. Transue,, B. Smith, L. Spiegel, J. Popov, R. Avery, F. Park, J. Fontaine, I. Watson, V. Rose, C. Russi, J. Morozowich, R. Melmed, T. Tyler, R. Goldstein, K. Kardys, I. Kallmeyer, E. Cardell, T. Heldman spoke in favor of the motion.
- J. Bouchain voiced his concern with the Senior Center being a Community Center. T. Tarnowski responded that the committees charge was to design and develop a Senior

Center and that it is not going to be a Community Center but has capabilities for the community to use when the Senior Center is not using the building.

- T. Rudko posed a question to the audience about their age ranges. He spoke of the future increases to the budget with concern about future affordability.
- L. Spiegel spoke about the average yearly cost to the taxpayer for the bonding
- R. Avery spoke as to why this was delayed due to waiting for the State portion of the bonding to come through.
- J. Malsbenden spoke of the bonding possibly not reaching the 9.5 million dollars.
- B. Smith as Representative spoke of the bonding request of three million dollars being in process and hopes it can be raised on the agenda for consideration soon.
- G. Transue stated that she was concerned as to why she was asked her age range. She also spoke of the number of seniors who came out for this meeting.

Upon motion duly made and seconded, the resolution was adopted by the following vote:

Number of "Yes" votes 150.

Number of "No" votes 1.

Vince Rose made a motion and Mary Tomasi seconded to adjourn the meeting to a referendum vote on November, 2021, between the hours of 6:00 a.m. and 8:00 p.m., and that the resolution would be placed upon the ballots under the following heading:

"SHALL THE TOWN OF COLCHESTER APPROPRIATE AND AUTHORIZE THE BOARD OF SELECTMEN TO EXPEND A SUM NOT TO EXCEED \$9,500,000 FOR COSTS RELATED TO THE DESIGN AND CONSTRUCTION OF A NEW SENIOR CENTER AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID FROM GRANTS?"

Voters approving said resolution will vote "Yes" and those opposing said resolution will vote "No". Electors and persons qualified to vote in town meetings who are not electors will vote at the following polling place: Colchester Town Hall, 127 Norwich Avenue in Colchester, Connecticut. Absentee ballots will be available from the Town Clerk's office.

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The town meeting adjourned at 7:34 p.m. for a referendum vote on the resolution under item 1 of the Notice.

John Malsbenden resigned as moderator.

Respectfully Submitted,
Gayle Furman, Town Clerk

Attachment: Bond Resolution

RESOLUTION APPROPRIATING \$9,500,000 FOR THE SENIOR CENTER PROJECT, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION

RESOLVED,

(a) That the Town of Colchester appropriate NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000) for costs related to the Senior Center Building Project, including the design and construction of a new Senior Center on Lebanon Avenue between Louis Lane and Mill Street, substantially as described in the Conceptual Design prepared by Silver Petrucelli Architects and presented January 21, 2021. The building committee established for the project shall be authorized to determine the scope and particulars of the project and to reduce or modify the project, and the entire appropriation may be expended on the project as so modified or reduced. The appropriation may be spent for design and construction costs, testing and permitting costs, equipment, furnishings and fixtures, materials, land and easement acquisition, site improvements, utilities, engineering fees, project management costs and fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing.

(b) That the Town issue bonds or notes in an amount not to exceed NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000) 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 received by the Town for the project. The bonds or notes shall be issued pursuant to Sections 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The bonds or notes may be issued in one or more series, and any series may be sold as a single issue or consolidated with any other bonds or notes of the Town. The Treasurer shall keep a record of the bonds or notes. The Selectmen, or a majority of them, and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The bonds or notes shall bear the seal of the Town or a facsimile seal. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes. The Selectmen, or a majority of them, and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be 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 or appropriate to issue the bonds or notes.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a and 7-378b of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378. The Selectmen, or a majority of them, and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, form and other details of the notes; to sell the notes at public or private sale; to execute and deliver the notes; and to perform all other acts which are necessary or appropriate to issue the notes.

(d) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances

from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Selectmen, or a majority of them, and the Treasurer are authorized 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 this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(e) That the Selectmen, or a majority of them, and the Treasurer are authorized 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.

(f) That the First Selectman is authorized to execute all contracts and change orders with respect to the project

(g) That the First Selectman, on behalf of the Town, is authorized to apply for and accept federal, state, and any other grants to finance the project and to enter into any grant agreement for the project, and to file such documents as may be required to obtain grants for the cost of the project.

(h) That 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.