



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL
Conference Room L-101 Lower Level – Town Hall
7:00 P.M.

June 10, 2014

The meeting was called to order by Mayor Woods at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Borjeson
Councilor Castelle
Councilor Cohen
Councilor Dinunzio
Councilor Klett
Councilor Marocchini
Councilor McDonald – Arrived at 7:25 p.m.
Councilor Nagel
Mayor Woods

Staff Attendees:

John Salomone, Town Manager
Jaime Trevethan, Assistant to the Town Manager - Administration

III. PUBLIC PARTICIPATION

Mady Kenny, 53 Crestview Drive: Ms. Kenny requested a rendering of the view of the proposed Mortensen Community Center from the perspective of both Willard Avenue and across Mill Pond.

IV. CONSIDERATION OF OLD BUSINESS

A. Town Hall/Community Center Renovations Project

Town Manager Salomone presented the following materials regarding the Town Hall renovation project (attached):

- Amended project timeline with proposed August 19 referendum date
- Residential Taxpayer Impact
- Debt and Capital Improvement Plan Funding Policy
- CIP Debt Schedule (Table 7)

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov

The Council discussed these items. Councilors Klett and Dinunzio expressed concern about the proposed August 19 referendum date. The Council discussed the timeline. Mayor Woods indicated support for the August 19 referendum.

Councilor Castelle introduced and moved the following:

INTRODUCTION: BONDING RESOLUTION

Resolution authorizing an appropriation of \$30,373,970 for the town hall/community center project and the financing of said appropriation by the issuance of general obligation bonds of the town and notes in anticipation of such bonds in an amount not to exceed \$30,373,970, as well as establishing a date for a referendum.

INTRODUCED BY: Councilor Castelle

RESOLVED, that the Town Council of the Town of Newington hold a public hearing at the Town Hall, Conference Room L-101, 131 Cedar Street in Newington, Connecticut, on Tuesday, June 24, 2014 at 6:30 p.m. to hear comments on the foregoing resolution.

BE IT FURTHER RESOLVED, that the Town Clerk post and publish notice of the time, place and purpose of said public hearing in accordance with the provisions of Section 406 of the Town Charter.

Motion seconded by Councilor Cohen. Motion passed with a unanimous roll call vote, 9-0. Per ordinance, the resolution was tabled until after the June 24, 2014 Public Hearing.

Full text of introduced resolution:

TOWN OF NEWINGTON

TOWN COUNCIL

RESOLUTION AUTHORIZING AN APPROPRIATION OF \$30,373,970 FOR THE TOWN HALL/COMMUNITY CENTER PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$30,373,970, AS WELL AS ESTABLISHING A DATE FOR A REFERENDUM

RESOLVED, (1) That the Town of Newington (the "Town") appropriate the sum of \$30,373,970 for costs related to the Town Hall/Community Center project, consisting of (1) the planning, design, demolition, renovation, repair and reconstruction of the Newington Town Hall located at 131 Cedar Street, which shall include, without limitation, (i) the demolition of existing gymnasium space, (ii) the renovation, repair and reconstruction of offices, conference rooms, public areas, lavatories, and storage space and other support areas, (iii) improvements to air quality, ventilation, heating and air conditioning systems, (iv) the replacement and/or removal of core building infrastructure, (v) code compliance work, including handicapped accessibility code improvements, (vi) hazardous material abatement, (vii) the renovation and/or conversion of interior spaces, the making of exterior façade improvements, and the installation of new windows and roofing systems, (viii) room, wall and floor construction and renovations, and (ix) all alterations, repairs and improvements in connection therewith; (2) the planning, design and construction of a community center facility comprising approximately 33,140 square feet in Mill Pond Park, which shall include, without limitation, (i) gymnasium space, administrative offices for the Town's Parks and Recreation Department, a kitchen, an exercise and dance room, a teen room, areas for day care, arts and crafts, meeting room space, storage space and other support areas, public areas and lavatories, (ii) electrical, mechanical, plumbing, lighting, HVAC system and other building system improvements, and (iii) code compliance work, including handicapped accessibility code improvements; (3) the purchase of furniture, fixtures, equipment and other materials for the foregoing project; (4) on-site and off-site improvements, technology improvements and environmental remediation and abatement work related to the foregoing project; (5) the preparation and printing of bid documents,

cost estimate reports and studies, environmental reports, informational materials and other preliminary materials, studies and reports related to the project; and (6) design, demolition, construction, site work, engineering, construction management, architectural, legal, administration, temporary and permanent financing costs and expenses and any other costs and expenses related thereto, all of the above with such changes as the Town Council may approve (the "Project"). The Town Council is authorized to determine the scope and particulars of the Project. The Town Council may reduce or modify the scope of the Project if funds are insufficient to complete all components of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, the Town issue bonds or notes in an amount not to exceed \$30,373,970 (or so much thereof as may be necessary after deducting grants or other sources of funds received by the Town for said project). The bonds or notes shall be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), including, without limitation, Section 7-369 of the Connecticut General Statutes, and any other enabling acts.

(3) 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 \$30,373,970. The notes shall be issued pursuant to the Town Charter and Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the Town Manager and the Director of Finance of the Town (the "Officials") be authorized to sign said bonds or notes by their manual or facsimile signatures and to determine the amounts, rates of interest, dates, maturities, dates of principal and interest payments on such bonds or notes, the form of such bonds or notes; the provisions for protecting and enforcing the rights and remedies of the holders of such bonds or notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds or notes and to execute, sell and deliver the same, and provide all supporting documentation as may be necessary or desirable to accomplish such purposes and to comply with the requirements of the Internal Revenue Code of 1986, as amended, Securities and Exchange Commission Rule 15c2-12, the Town Charter, the provisions of the Connecticut General Statutes and any other applicable provision of law thereto enabling. The bonds and notes authorized hereby shall be general obligations of the Town secured by the full faith and credit of the Town.

(5) That the Officials are hereby authorized to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent for such bonds and notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; that the law firm of Updike, Kelly & Spellacy, P.C., Hartford, Connecticut, is designated as the attorneys at law to render an opinion approving the legality of such issue or issues.

(6) That the Officials are authorized to sell the bonds and 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. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials 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.

(7) That the Town hereby declares its official intent under Federal Income Tax Regulations 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 Officials 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.

(8) That the Officials are authorized to make representations and enter into written agreements or otherwise covenant 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 of rules pertaining to the sale or purchase of such bonds or notes.

(9) That the Town Manager is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state grants to finance the appropriation for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut.

(10) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

(11) That this resolution shall become effective after it has been voted on and approved by a majority of the qualified electors voting thereon at referendum duly called and held for such purpose.

BE IT FURTHER RESOLVED,

(1) That should the Town Council adopt the foregoing resolution, pursuant to Section C408 of the Town Charter, said resolution shall be submitted to the voters at referendum to be held on Tuesday, August 19, 2014, between the hours of 6:00 a.m. and 8:00 p.m., for a yes or no vote, in the designated voting locations in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, and that the Town Clerk is directed to post and publish notice of such referendum in accordance with the provisions of said Charter and the Connecticut General Statutes, which notice shall state the question to be voted on as follows:

"Shall the resolution entitled, 'RESOLUTION AUTHORIZING AN APPROPRIATION OF \$30,373,970 FOR THE TOWN HALL/COMMUNITY CENTER PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$30,373,970', be approved?
Yes _____ No _____"

The ballot label for said question shall read as follows:

"Shall the Town of Newington appropriate \$30,373,970 for the town hall/community center project and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?
Yes _____ No _____"

BE IT FURTHER RESOLVED, That the Town Council hereby authorizes the preparation and printing by the Town Clerk, subject to the approval of the Town Attorney, of explanatory text for the question approved hereby for submission to the voters at referendum on August 19, 2014 specifying the intent and purpose of the Project in accordance with Section 9-369b of the Connecticut General Statutes. Subject to the approval of the Town Attorney, the Town Council further authorizes the preparation and printing of materials concerning the question approved hereby for submission to the voters at referendum in addition to the explanatory text in accordance with Section 9-369b of the Connecticut General Statutes.

Upon Motion duly made and seconded, the foregoing Resolution was adopted by the following roll call vote:

In Favor:

Opposed:

I, _____, the duly elected and qualified Clerk of the Town Council of the Town of Newington, hereby certify that the foregoing is a true copy of the Resolution adopted at the meeting of the Town Council held on June 24, 2014 authorizing an appropriation of \$30,373,970 for the town hall/community center project and to finance such appropriation authorizing the issuance of bonds or notes in an aggregate principal amount not to exceed \$30,373,970; that said Council consists of nine members; a quorum consists of five members and the minimum number of affirmative votes required to adopt said Resolution was five; _____ members were present at said meeting; a roll call vote was taken and _____ members voted in favor of said Resolution and _____ members voted against the adoption of said Resolution; the entire meeting exclusive of executive sessions was open to the public and no one was excluded from the portion of the meeting pertaining to the consideration and adoption of said Resolution.

Dated at Newington, Connecticut, this _____ day of _____, 2014.

Clerk
Town Council
Newington, Connecticut

B. Suspense List

Councilor Borjeson moved the following:

RESOLVED:

The Newington Town Council hereby authorizes transfers in the amount of \$70,192.24 to the Suspense Tax Book for the years 2011-2012 through 2012-2013. This action is being taken upon the recommendation of the Revenue Collector and as shown in a report dated May 22, 2014.

Motion seconded by Councilor Marocchini. Motion passed 8-0 (Councilor Klett abstained)

Councilor Borjeson moved the following:

RESOLVED:

The Newington Town Council hereby authorizes the outstanding balance from the 1998 Grand List in the amount of \$5,843.47 be removed from the Town's receivable assets as of June 30, 2014 as per the recommendation of the Revenue Collector.

Motion seconded by Councilor Marocchini. Motion passed 8-0 (Councilor Klett abstained)

C. Correct Resolution Number 2014-45

Mayor Woods indicated that resolution 2014-45, passed by the Council on April 22, 2014, referred to the incorrect building committee.

Councilor Cohen moved the following:

RESOLVED:

That the Newington Town Council hereby amends its Resolution No. 2014-45, dated April 22, 2014 to correct the building committee listed in the resolution to the School Career Technical Program Renovations Project Building Committee.

Motion seconded by Councilor Marocchini. Motion passed 9-0.

V. CONSIDERATION OF NEW BUSINESS

A. OPM Grant: Building Bridges Between Youth and Police Program

Town Manager Salomone indicated that the Town has been selected to receive a \$10,000 grant for the Building Bridges Between Youth and Police Program, a program that the Town has offered for a number of years. He stated that there will be an item on the next Council agenda to authorize him to enter into an agreement with OPM to receive the funds.

VI. RESIGNATIONS/APPOINTMENTS

Councilor Nagel moved the following:

RESOLVED:

That the Newington Town Council hereby makes the following appointment:

25. Town Plan & Zoning Commission

**7 Members, 3 Alternates
Party Max: 5 Regular, 2 Alternates
4 Year Term**

Name	Address	Party	Term	Replaces
Alternate: Thomas Bowen	55 Woods Way	U	12/1/2013 – 11/30/2017	A. Ekstrom (term exp. 11/30/13)

Motion seconded by Councilor Klett.

Councilor Nagel indicated that Mr. Bowen had changed his party affiliation from Democrat to Unaffiliated. Mayor Woods indicated that there is a three-month waiting period prior to party affiliation changes taking effect. He indicated that due to this, he will not support the resolution as there are no Democratic seats available on the Commission. Councilor Klett indicated that there have been past instances of members changing parties as well as parties appointing members from another party to the various commissions. Mayor Woods indicated that in the past there have been seats available for the various commissions for the opposing party member and that a Town Attorney opinion is pending on the matter.

Roll Call Vote

- Councilor Borjeson – no
- Councilor Castelle – no
- Councilor Cohen – no
- Councilor Dinunzio – yes
- Councilor Klett – yes
- Councilor Marocchini – no
- Councilor McDonald – no
- Mayor Woods – no

Motion failed 3-6.

VII. TAX REFUNDS

Councilor Marocchini moved the following:

RESOLVED:

That property tax refunds in the amount of \$ 1,051.90 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes,"

certified by the Revenue Collector, a list of which is attached to this resolution.

Motion seconded by Councilor Castelle. Motion passed 9-0.

VIII. MINUTES OF PREVIOUS MEETINGS

A. May 27, 2014

Councilor Nagel indicated that his address was listed incorrectly in the appointments section of the May 27, 2014 Town Council minutes and should be listed as 1175 Willard Avenue.

Councilor Nagel moved to accept the minutes as amended. Motion seconded by Councilor Cohen. Motion passed 8-0. (Councilor Klett abstained)

IX. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC - none

X. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel reported on the flood damage at the Library.

XI. PUBLIC PARTICIPATION – IN GENERAL

Sharon Braverman, 9 Churchill Way, Board of Education Member: Mrs. Braverman indicated that the PTA will have two booths at the Town's Extravaganza on July 19 and stated that this would be a good place to publicize information regarding the Town Hall renovations.

Mady Kenny, 53 Crestview Drive: Ms. Kenny stated that she opposes the August 19 referendum date and requested a GIS map of the footprint of the proposed Mortensen Center building to scale with the existing Mill Pond Park.

XII. REMARKS BY COUNCILORS - none

XIII. EXECUTIVE SESSION RE: TOWN POLICY/PROCEDURE REVIEW

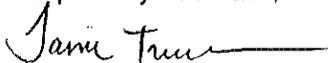
Councilor Dinunzio moved to go into Executive Session at 8:14 p.m. Motion seconded by Councilor McDonald. Motion passed 9-0. All Councilors and Town Manager Salomone were present at the Executive Session regarding Town Policy and Procedure Review.

Councilor Borjeson moved to go out of Executive Session at 8:28 p.m. Motion seconded by Councilor Dinunzio. Motion passed 9-0.

XIV. ADJOURNMENT

Councilor Nagel moved to adjourn the meeting at 8:29 p.m. Motion seconded by Councilor Cohen. Motion passed 9-0.

Respectfully Submitted,



Jaime Trevethan
Assistant to the Town Manager for Administration
Town of Newington

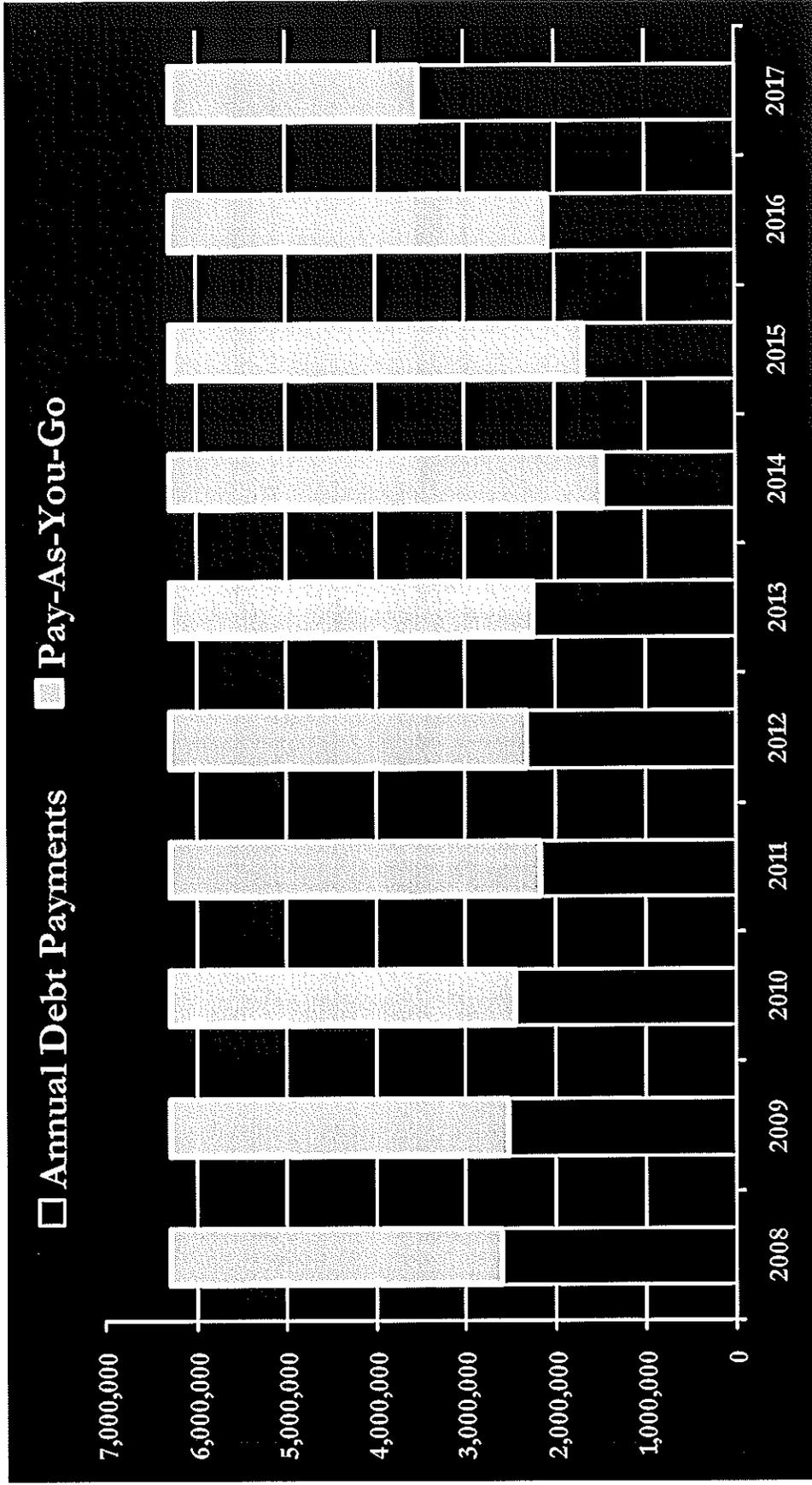
Budget – FY 2014-15

Mill Rate – Residential Taxpayer Impact

Fiscal Year	Mill Rate	Average Assessment	Tax Amount	\$ Change	% Change
2013-14	33.63	143,368	4,821		
2014-15	34.77	143,368	4,985	164	3.4%

Budget – FY 2014-15

Debt & Capital Improvement Plan Funding Policy



Budget – FY 2014-15

Debt & Capital Improvement Plan Funding Policy

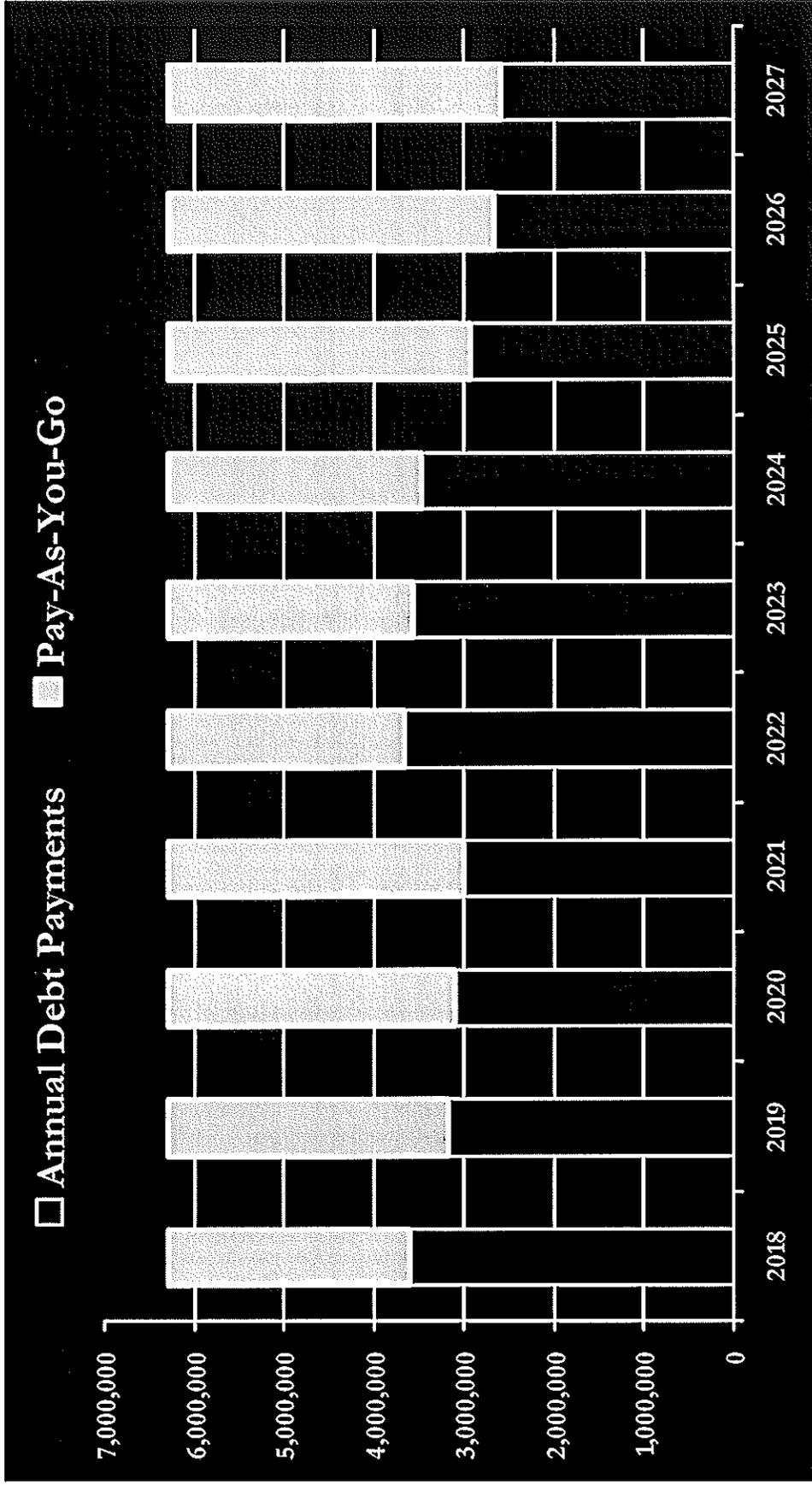


TABLE 7

NEWINGTON'S PROPOSED LONG-TERM DEBT SCHEDULE
ANNUAL DEBT SERVICE PAYMENTS ON EXISTING & PROPOSED SERIAL BONDS

Fiscal Year Ending June 30,	Existing Long-Term Debt	\$10,000,000 Issued 4/2015 3.50%	\$16,600,000 Issued 4/2016 4.00%	\$1,881,200 Issued 4/2017 4.00%	\$8,294,000 Issued 4/2021 4.00%	Total Debt Service	Funding for Pay As You Go Projects Net of \$6,300,000	Total Outstanding Debt
2014	1,475,756					1,475,756	4,824,244	8,740,000
2015	1,676,931					1,676,931	4,623,069	7,295,000
2016	1,227,831	850,000				2,077,831	4,222,169	15,755,000
2017	1,191,631	832,500	1,494,000			3,518,131	2,781,869	29,990,000
2018	1,150,581	815,000	1,460,800	169,308		3,595,689	2,704,311	29,422,140
2019	786,081	797,500	1,427,600	165,546		3,176,727	3,123,273	27,303,080
2020	760,231	780,000	1,394,400	161,783		3,096,414	3,203,586	25,189,020
2021	731,431	762,500	1,361,200	158,021		3,013,152	3,286,848	23,089,960
2022	707,931	745,000	1,328,000	154,258	729,872	3,665,062	2,634,938	28,465,500
2023	679,631	727,500	1,294,800	150,496	713,284	3,565,711	2,734,289	25,976,740
2024	651,631	710,000	1,261,600	146,734	696,696	3,486,661	2,833,339	23,502,980
2025	188,931	692,500	1,228,400	142,971	680,108	2,932,910	3,367,090	21,479,220
2026		675,000	1,195,200	139,209	663,520	2,672,929	3,627,071	19,640,460
2027		657,500	1,162,000	135,446	646,932	2,601,878	3,698,122	17,801,700
2028		640,000	1,128,800	131,684	630,344	2,530,828	3,769,172	15,962,940
2029		622,500	1,095,600	127,922	613,756	2,459,778	3,840,222	14,124,180
2030		605,000	1,062,400	124,159	597,168	2,388,727	3,911,273	12,285,420
2031		587,500	1,029,200	120,397	580,580	2,317,677	3,982,323	10,446,660
2032		570,000	996,000	116,634	563,992	2,246,626	4,053,374	8,607,900
2033		552,500	962,800	112,872	547,404	2,175,576	4,124,424	6,769,140
2034		535,000	929,600	109,110	530,816	2,104,526	4,195,474	4,930,380
2035		517,500	896,400	105,347	514,228	2,033,475	4,266,525	3,091,620
2036			863,200	101,585	497,640	1,462,425	4,837,575	1,752,860
2037				97,822	481,052	578,874	5,721,126	1,244,100
2038				0	464,464	464,464	5,835,536	829,400
2039					447,876	447,876	5,852,124	414,700
2040					431,288	431,288	5,868,712	829,400
TOTALS	11,228,600	13,675,000	23,572,000	2,671,304	11,031,020	62,177,924		

Town's total outstanding debt reaches the \$30 million recommended level.

Total Principal Payments	\$ 46,320,500
Total Interest Payments	\$ 15,857,424
Total Principal and Interest Payments	\$ 62,177,924

Projected Bonding Projects:

Town Hall/Community Center	\$ 28,481,200
Mill Pond Aquatics Facility/Close Churchill Pool	2,803,059
Anna Reynolds Renovate as New	5,490,941
	\$ 36,775,200

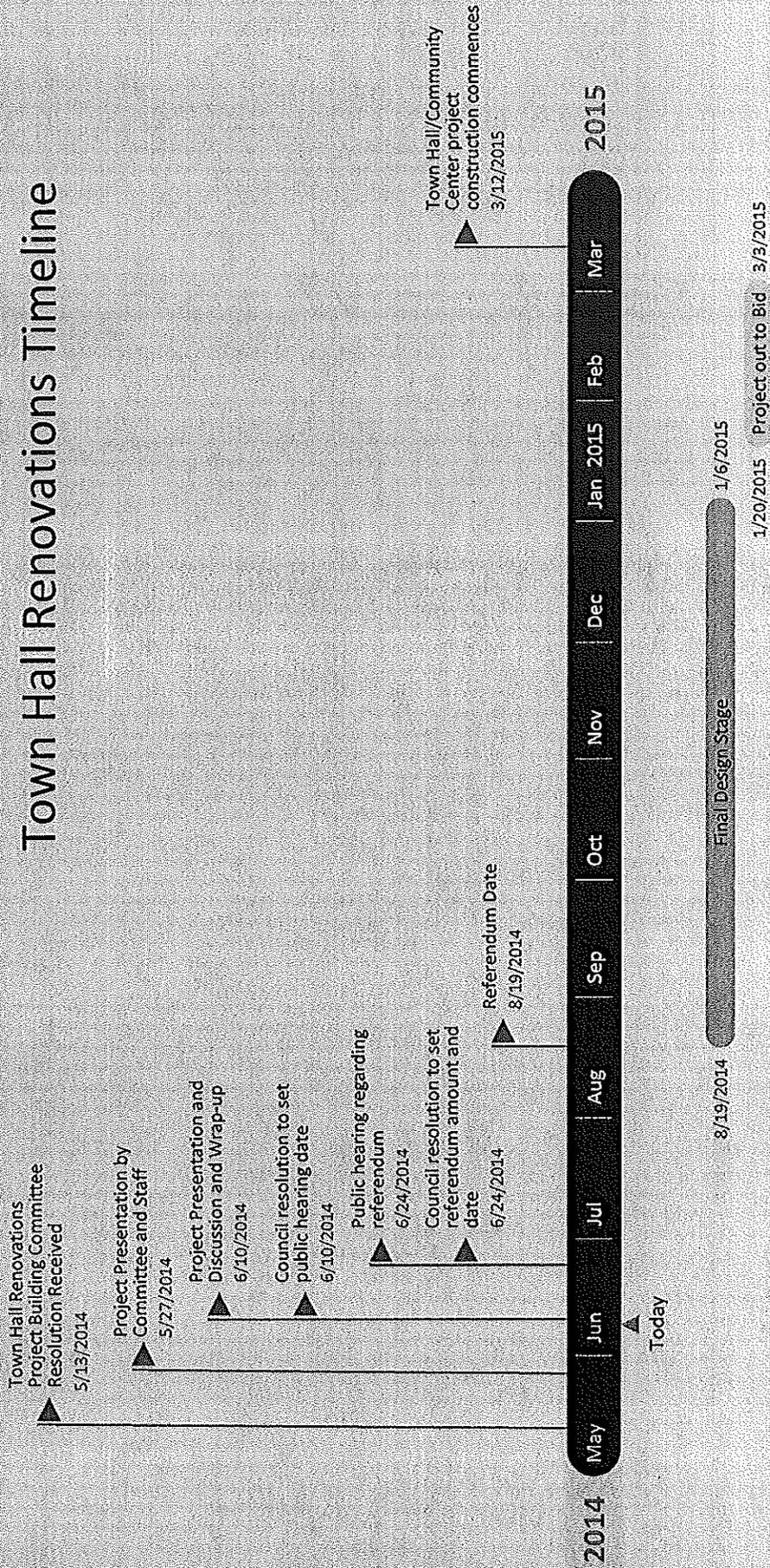
TIMELINE

- **June 10** Town Council introduces authorization for appropriation, bonding, referendum date and question. Sets public hearing date. No discussion of the authorization is to occur at meeting.
- **June 24** Town Council holds public hearing and votes to authorize appropriation, issuance of bonds and submission of bond issue to referendum. Town Council authorizes the ballot question and the preparation of the brochure.

TIMELINE

- **June 27** Bond Resolution to be published in newspaper. Becomes effective 15 days after publication.
- **July 18** Notice of Referendum published in newspaper.
- **July ?** Referendum Brochure is mailed to voters.
- **August 19** Referendum Vote takes place.

Town Hall Renovations Timeline



2014

May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan 2015 | Feb | Mar | 2015

2015

Today

8/19/2014 1/6/2015

1/20/2015 Project out to Bid 3/3/2015