

Board of Selectmen
February 18, 2020

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN.

The Board of Selectmen held a regular meeting Tuesday, February 18, 2020 in the Lecture Hall, Newtown High School, 12 Berkshire Road, Sandy Hook, CT. First Selectman Rosenthal called the meeting to order at 7:00 p.m.

PRESENT: First Selectmen Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

ALSO PRESENT: Director of Planning George Benson, Deputy Director for Economic & Community Development Christal Preszler, Economic & Community Development & Fairfield Hills Coordinator Kim Chiappetta, Fairfield Hills Authority Chairman Ross Carley, Economic Development Commission Vice-Chair Wes Thompson, Police Chief Viadero and 60+ members of the public.

NEW BUSINESS

Discussion and possible action:

Presentation on options for the Fairfield Hills campus: First Selectman Dan Rosenthal began the presentation by going through a quick review of key information from the first two Fairfield Hills Community Session meetings.

He then presented the 4 options for the campus and the positives, considerations and discussion points for each. The first option is to continue with the status quo which had positives such as greater control of the campus and park like setting while commercial development is being pursued. Considerations included the demolition of the large buildings being at the cost of the tax payers. The discussion point was that commercial development would still be pursued as per the FH Master Plan. The second option was creating a main street concept which had been discussed during the Fairfield Hills Master Plan Review Committee (FHMPRC) meetings. Positives of this concept included the creation of a gathering place for residents and the potential tax revenue. Considerations included the required demolition of larger buildings and the fact that there are no proposals for this kind of development. The discussion point was to think about what would be on the upper floors of these buildings. The third option was for mixed-use (commercial and apartments) development in up to 2 existing larger buildings as recommended by the FHMPRC. Positives of this option included the potential to save larger buildings keeping the feel of the campus, potential tax revenue, the opportunity to save historical buildings and the opportunity to add diversity to the housing mix. Considerations included positive and negative impacts of residents living on the campus. Discussion points included the significant investment in the community, and that this is the only financially feasible type of proposal. The First Selectman shared photos from other projects completed by developers who have interest in the campus. The fourth and final option is to pursue commercial development. Positives of this concept include potential tax revenue and the reuse of smaller buildings such as the duplexes and Newtown Hall. Considerations include larger buildings not being reused and requiring demolition at the cost of the tax payer and the lack of present or short-term interest in this type of concept. Discussion points included that project would more than likely be on green (cleared) space and the potential for community opposition. Next the First Selectman reviewed 34 past proposals categorized by the reasons the projects did not happen.

He then explained to the audience that the next section answers by topic questions submitted to the town. These slides included topics of 8-30g and affordable housing, taxes, financials, intangibles, developer requirements, environmental sustainability, hazardous materials, grants and networking, subdividing the property and reuse of architectural elements. Each slide provided positive aspects, considerations and discussion points for each topic. (Refer to attached Fairfield Hills – Possible Options presentation.)

The First Selectman ended the presentation with a slide noting the next FH Community Session being held on March 16th at the Community Center where developers will be invited to present their visions for the campus.

First Selectman Rosenthal then opened the meeting to questions.

Questions:

Mr. Jeff Bernstein asked the First Selectman why the referendum was not being held in November when there is typically a higher voter turn-out. The First Selectman explained that the application process for State credits begins in the early fall. If mixed-use is approved in November developers will not be able to apply until the next year. There is also a concern that delaying the vote may result in the developers withdrawing.

Resident of Mile Hill Rd South, Kathy Grable, if the demolition estimates were written or assumed. The First Selectman explained that written estimates were trended forward. Her biggest concern was with changes in zoning resulting in future developments beyond what is currently envisioned such as condos or single family homes. First Selectman Rosenthal clarified that the FHMPRC recommendation is to allow only up to 2 existing buildings be renovated and that there are no guarantees what may happen 20 years from now.

Another resident noted that although it would be limited to 2 buildings it may result in a higher number of apartments dependent upon the square footage of the buildings that are renovated. The First Selectman explained that the developers will speak more to this in the March meeting. He gave an example of Kent House having small corridors which will limit the possible number of apartments. The resident then asked what would happen with traffic studies and other necessary studies. Director of Planning, George Benson, explained that any proposals would go through the P&Z approval process. When taxes were questioned, the First Selectman explained that taxes will be collected on the buildings. Mr. Benson added that the traffic study would be part of the P & Z process and that the town controls what happens on the campus as the property owner.

Carla Bernstein asked for clarification of the slide that addressed the annual additional cost to the tax payers for demolitions the buildings. The First Selectman clarified that this was based upon the average home assessment of \$260,000. Mrs. Bernstein asked what the amount would be if two of the buildings were developed. The First Selectman explained that there would have to be revenue analysis done to determine the amount the building owners would pay in taxes and add to that any CAM charges along with other factors that would have to be considered.

Barbara Bloom expressed that this type of development would not only save tax payers money, but would also create a more livable community. Apartments would be available to people who are downsizing and for youth who would like to remain in Newtown but cannot find anything affordable. She continued that this type of development would improve the community and landscape.

Steve Rosenblatt explained that he felt people's concerns were with residential creep and asked if the referendum question could explained that there would not be further development past 2 buildings. The First Selectman answered that the question could read in up to two buildings but the final decision is made by P & Z.

Another resident asked if it was anticipated that the tax revenue would cover the cost of services for the residents in the apartments. First Selectman Rosenthal said that this would be weighed as part of the approval process, and emphasized that at this point in time the question is only regarding having residential as an approved use.

Another resident said she needed clarification on the process and asked the First Selectman to confirm that the referendum question would be to approve mixed-use only and not an actual proposal. The First Selectman replied that the referendum question would be to see if residents approve of the recommendation of the FHMPRC. If the referendum results in residential not passing, then the town moves forward with planning of building demolition. If the referendum results in residential being passed, then the Board of Selectmen will need to approve the regulation change and request P & Z update the FHAR zone to allow for residential. Proposals received from developers would be composed of a lease and site plan that would go through a public process allowing for residents to voice their thoughts. The First Selectman further clarified that there would not be another vote, but residents' voices would be heard.

Chris Fallon asked what the estimated proposed tax revenue would be on the redeveloped building. The First Selectman replied that he did not know the personal property component for the businesses, but provided a rough estimate of \$200,000 per building. In additional there would be lease and CAM payments.

Another resident felt the project was beneficial in that it would result in preserving the architecture as well as adding diversity to the town.

VOTER COMMENTS: There were additional voter questions or comments.

ACCEPTANCE OF THE MINUTES: Selectman Capeci moved to accept the minutes of the regular meeting of 2/3/2020. Selectman Crick Owen seconded. All in favor.

COMMUNICATIONS: First Selectman Rosenthal shared from the latest storm report the total spent on winter maintenance thus far is \$266,000. The police project continues to go well and is at 15% through the project. One item that will be allowed to be charged against contingency is the replacement of the fire suppression system at a cost of \$40,000. First Selectmen Rosenthal explained that the existing fire suppression system already requires a \$10,000 to repair.

FINANCE DIRECTORS REPORT: First Selectmen Rosenthal explained that Finance Director Robert Tait was unable to attend the Board of Selectmen meeting as he was attending the Board of Finance meeting. The BOF meeting was taking up the police and public works budgets.

NEW BUSINESS

Discussion and possible action:

1. **Resolution to conform term of the Town Assessor as set forth in Section 4-15 of the Newtown Charter:** First Selectman Rosenthal said for the record that the issue for the Tax Assessor is that the term set forth in section 4-15 of the Town Charter says that the terms run in 4 year increments from February 28th 1972. The prior Board of Selectmen appointed the present Assessor to a 1-year term, and then a 4-year term which was an overreach by 1 year. The term should expire 2/28/2020. The prior Board of Selectmen exceeded its authority under the Charter.

Selectman Crick Owen made a motion that the Newtown Board of Selectman, in order to conform to the requirements and obligations set forth in section 4-15 of the Town Charter concerning the term of the Town Assessor, hereby amends the motion appointing the Assessor as previously adopted on January 23, 2017, by replacing the date "February 28, 2021" with "February 28, 2020". Selectman Capeci seconded. All in favor.

2. **8.24 Referral to Planning and Zoning relative to referendum CIP projects:**

First Selectmen Rosenthal explained that because there are upgrades to public equipment or facilities the Board of Selectmen must weigh in as an 8.24.

Selectmen Crick Owen motioned to refer to Planning & Zoning the items relative to the referendum CIP projects pursuant to 8.24. Selectmen Capeci seconded. All in favor.

3. **Resolution:** Selectman Crick Owen moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$300,000 FOR THE PLANNING, DESIGN AND ENGINEERING OF VENTILATION AND HVAC RENOVATIONS TO HAWLEY SCHOOL AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$300,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (att.) and further moved to waive the reading of the entire resolution. Selectman Capeci seconded. All in favor.
4. **Resolution:** Selectman Crick Owen moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$7,541,933 FOR EMERGENCY RADIO SYSTEM UPGRADES AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLANS (2020-21 TO 2021-22) AND AUTHORIZING THE ISSUANCE OF \$7,541,933 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (att.) and further moved to waive the reading of the entire resolution. Selectman Capeci seconded. All in favor.
5. **Resolution:** Selectman Crick Owen moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$750,000 FOR THE PLANNING, DESIGN, ENGINEERING, RECONSTRUCTION AND CONSTRUCTION OF TOWN ROADS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$750,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (att.) and further moved to waive the reading of the entire resolution. Selectman Capeci seconded. All in favor.

6. **Resolution:** Selectman Crick Owen moved the resolution: RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$1,829,963 FOR THE PLANNING, DESIGN, ENGINEERING, RECONSTRUCTION AND CONSTRUCTION OF FAIRFIELD HILLS SEWER INFRASTRUCTURE IMPROVEMENTS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$1,829,963 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (att.) and further moved to waive the reading of the entire resolution. Selectman Capeci seconded. Selectman Capeci noted for the public that the intention is not to spend 1.8 million but to spend half of the amount and the grant would be for the remainder. All in favor.

7. **Lease of property at 7 Glen Road to S.H.O.P.:** First Selectmen Rosenthal said that the lease must be considered for 7 Glen Rd. The parcel is roughly an acre and has environmental considerations. Due to the transfer act and size of parcel there have been no recent interest in the property. Mr. Benson added that there had been past interest in the property, but investors walked away. He noted that the best use of this property is to pave it over and provide shared parking. The First Selectmen said this must also be considered by the Legislative Council. Selectmen Crick Owen questioned paragraph 4 regarding temporary sublet. Mr. Benson explained that this language allows for special events that would be limited to 10 days. Selectman Crick Owen motioned that Board of Selectman hereby lease real property located at 7 Glen Road, Sandy Hook, by means of a 99-year lease to Sandy Hook Organization for Prosperity (SHOP), for the purpose of establishing a park and parking lot thereon for the benefit of the people of the Town of Newtown, in accordance with Section 8-10(d)(1) of the Newtown Town Charter ("Charter")(it being the intention to waive the provisions of 8-10(c)(1) through (5) of the Charter). And that, the lease to SHOP, attached hereto, be and is hereby approved, and authorize the First Selectmen to execute said lease. Selectman Capeci seconded. All in Favor.

8. **Appointments/Reappointments/Vacancies/Opening:** First Selectman Rosenthal requested the appointment of the first 4 listed. Selectman Crick Owen moved the appointments of David Payne (R) to the Park & Recreation Commission to fill a vacancy to expire 1/6/2021, and to move David Schill (R) to the Library Board of Trustees to fill a vacancy to expire 7/1/2023, and to move Thomas Snayd (U) to the Pension Board to fill a vacancy to expire 1/6/2021, and to move Peter Salonia (R) from an alternate member of the Employee Medical Benefits Board for the term 1/6/2020 to 1/6/2022. Selectman Capeci seconded. All in Favor.

First Selectman Rosenthal said resumes were submitted for the Economic Development Commission position after the RTC recommendation all of which were received outside of the 45 days and is not making a recommendation to the seat. The Economic Development Commission will be making the selection.

9. **Driveway Bond/Release/Extension:** Selectman Crick Owen motioned to approve driveway bond extensions for Resul Dalipi, 42 Oak Ridge Dr for a 6 month extension to expire 7/31/2020, Ardian Llomi, 56 Pole Bridge Rd for a 6 month extension to expire 8/27/2020, and Lee Skalkos, 18 Serene Way for an extension to expire 7/31/2020. Selectman Capeci seconded. All in favor.

10. Tax Refunds: Selectman Crick Owen motioned to approve tax refund number 12 in the amount of \$32,690.84. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none

ANNOUNCEMENTS: none.

EXECUTIVE SESSION: As listed on the agenda. BOS did not enter into executive session.

ADJOURNMENT: Selectmen Crick Owen motioned to adjourn. Selectman Capeci seconded. All in favor. The regular Board of Selectman meeting adjourned at 9:27 p.m.

Att: Fairfield Hills Campus – Possible Options (presentation); Hawley School ventilation and HVAC renovations resolution; Emergency Radio System upgrades resolution; Reconstruction and Construction of town roads resolution; Fairfield Hills sewer infrastructure improvements resolution; Resolutions letter

Community Conversation #3 – February 18, 2020

Fairfield Hills Campus -Possible Options-



Presentation Objectives:

- Review highlights from previous Community Conversations.
- Review options for campus and high level costs.
- Address remaining questions received from public by incorporating into the presentation.
- Announce plan for Session #4.



Review of Past Presentations

Community Conversation – September 23, 2019

Fairfield Hills Campus -The History-



Community Conversation – November 18, 2019

Fairfield Hills Campus -Financials-

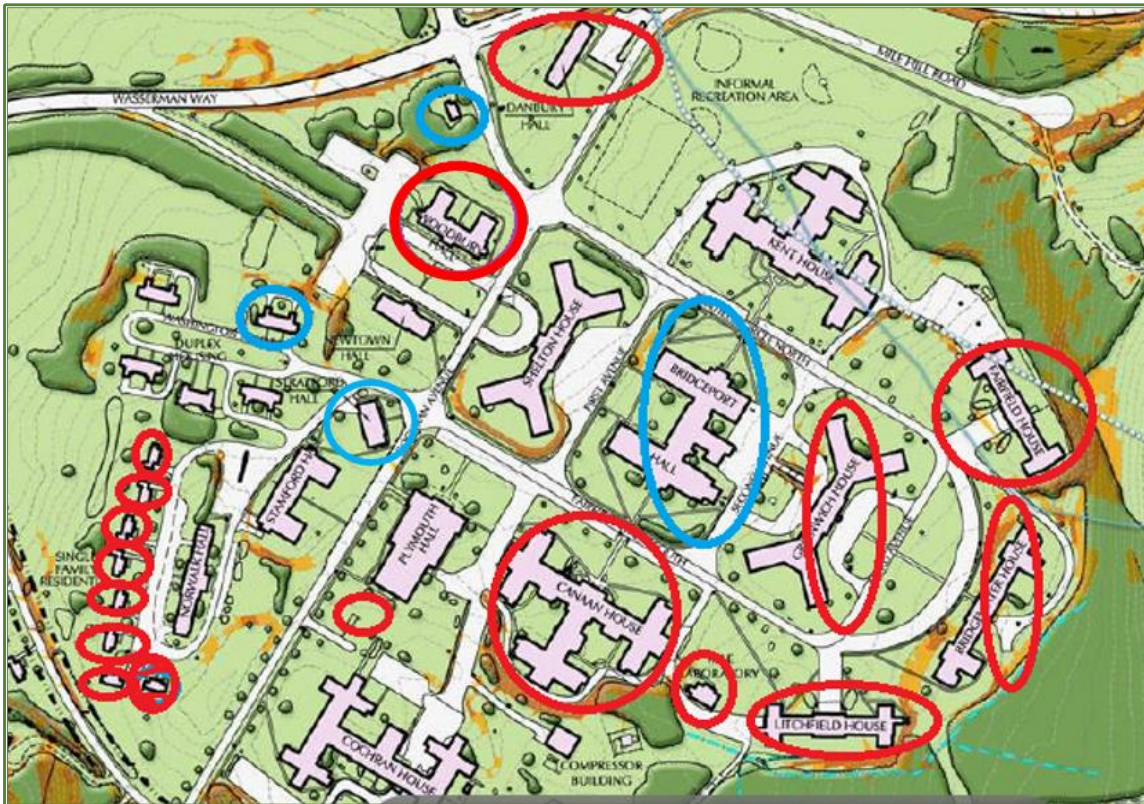


A quick review

- 17 buildings have been demolished
- 4 buildings have been renovated
- 4 buildings have been constructed

Approximately 1,100 tractor-trailer loads equaling 22,000 tons of contaminated soil were removed shortly after the property purchase.

Hazardous building materials in structures, tunnels and buried utility vaults remain.



Fairfield Hills Campus Events



Event	Date	Time	More Info
American Red Cross Blood Drive	Thursday, February 28th	1 – 6 p.m.	RedCrossBlood.org
Run4Hunger	Saturday, May 11th	8:15 – 11 a.m.	run4hunger-newtown.com
Strut Your Mutt	Saturday, May 18th	11 a.m. – 2 p.m.	newtownparkandbark.org/events
Super Cool Plant Sale	Saturday, June 1st	8 – 6 p.m.	Facebook: FineGardeningMagazine
Catherine Violet Hubbard Butterfly Party	Saturday, June 8 th	12 – 4 p.m.	CVHFoundation.org
Newtown Farmers' Market	Tuesdays, June through October	2 – 6:30 p.m.	Facebook: FarmersMarketatFairfieldHills
Rooster Run	Saturday, June 15th	8 – 10:30 a.m.	Facebook: Newtown Parks and Recreation
American Red Cross Blood Drive	Tuesday, June 25th	1 – 6 p.m.	RedCrossBlood.org
Mad Dash	Saturday, June 29 th	8 a.m. – 12 p.m.	Facebook: Newtown Parks and Recreation
Newtown Day	Saturday, July 27th	11 a.m. – 8 p.m.	https://newtownday.com/
REACH Car Show	Sunday, September 8th	8 a.m. – 4 p.m.	https://www.reachnewtown.org/new-events
Newtown Arts Festival	Friday, September 20 – Sunday, September 22nd	Times vary	https://newtownartsfestival.com/
Parks and Recreation Carnival	Friday, September 27 th – Sunday September 29th	Times vary.	Facebook: Newtown Parks and Recreation
Merry Hill & Newtown Volunteer Ambulance Fun- Tober Fest	Saturday, October 5th	10 a.m. – 4 p.m.	https://z-m-www.facebook.com/events/1206906099481472/
American Red Cross Blood Drive	Wednesday, October 23rd	1 – 6 p.m.	https://www.redcrossblood.org/give.html/find-drive
Newtown Congregational Church's C.R.O.P Walk	Sunday, October 27th	2 – 3 p.m.	MerryHillCenter.com
American Red Cross Blood Drive	Thursday, December 19th	1 – 6:00 p.m.	RedCrossBlood.org



Financials -

Total Fairfield Hills Bonding for 2000 – 2018: \$37,925,000

\$29,925,000 without Community Center & Senior Center

\$18,925,000 without Municipal Center, Community Center & Senior Center

Community Center:	\$5,000,000
Senior Center:	\$3,000,000
Municipal Center:	\$11,000,000

Example of Projects Paid for with Bonding – 2015-2019

Project	Cost
Greenhouse demolition	18,000
Single Family Houses demolition	260,000
Shelton Cupola removal	30,000
Tunnels	70,000
Duplex 63 renovation	230,000
Canaan House demolition	3,183,000
Canaan House basement removal	370,000
Woodbury Hall demolition	700,000
Shelton Hall paint remediation	19,000
Stratford Hall roof remediation and replacement	120,000

Total: \$5,000,000

Financials -

Annual Revenue

Revenue from CAM:	\$29,750
Estimated event fees:	\$200
Total Revenue:	\$29,950

Annual Expenses

Average Annual Expense: \$307,000

Examples of Ongoing Expenses

- Snow plowing
- Snow shoveling
- Streetscape weeding, mulching, pruning
- Grass cutting
- Weeding, mulching, pruning outside of streetscape
- Street and sewer maintenance

Fiscal Years	Annual Costs
2005-06	550,000
2006-07	598,500
2007-08	498,500
2008-09	515,240
*2009-10	415,000
2010-11	385,000
2011-12	156,786
2012-13	165,085
2013-14	170,191
2014-15	175,454
2015-16	180,881
2016-17	186,475
2017-18	192,242
2018-19	202,188
2019-20	208,317
Total	4,599,859

*Fiscal Year 2009 – 2010	
DeMarco Management	74,954
Prestige Landscape	101,550
Security	89,895
	266,399

Utilities

Some sewer and water lines are 18 feet below grade and were installed in the 1930s.

Accomplishments:

- WSA has invested \$2 million to upgrade pump station, wells and storage facility.
- Fire protection system has been overhauled, replacing 12 hydrants.
- Main gas line installed on Keating Farm Ave and DG Beers Blvd.
- Utility loop installed (cable, phone, power), replacing original utilities.
- New laterals will be installed at a higher elevation.

LEGEND FOR UTILITIES

WATER
SEWER
ELECTRIC
GAS
HOT WATER
NATURAL GAS
FIRE
CABLE
PHONE
TELEPHONE

KEY MAP

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7

OFFICE OF THE COMPTROLLER
REAL ASSETS DIVISION
FAIRFIELD STATE HOSPITAL
NEWTON, CONN.

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- Main gas line installed on Keating Farm Ave and DG Beers Blvd.
- Utility loop installed (cable, phone, power), replacing original utilities.
- New laterals will be installed at a higher elevation.

Challenges -

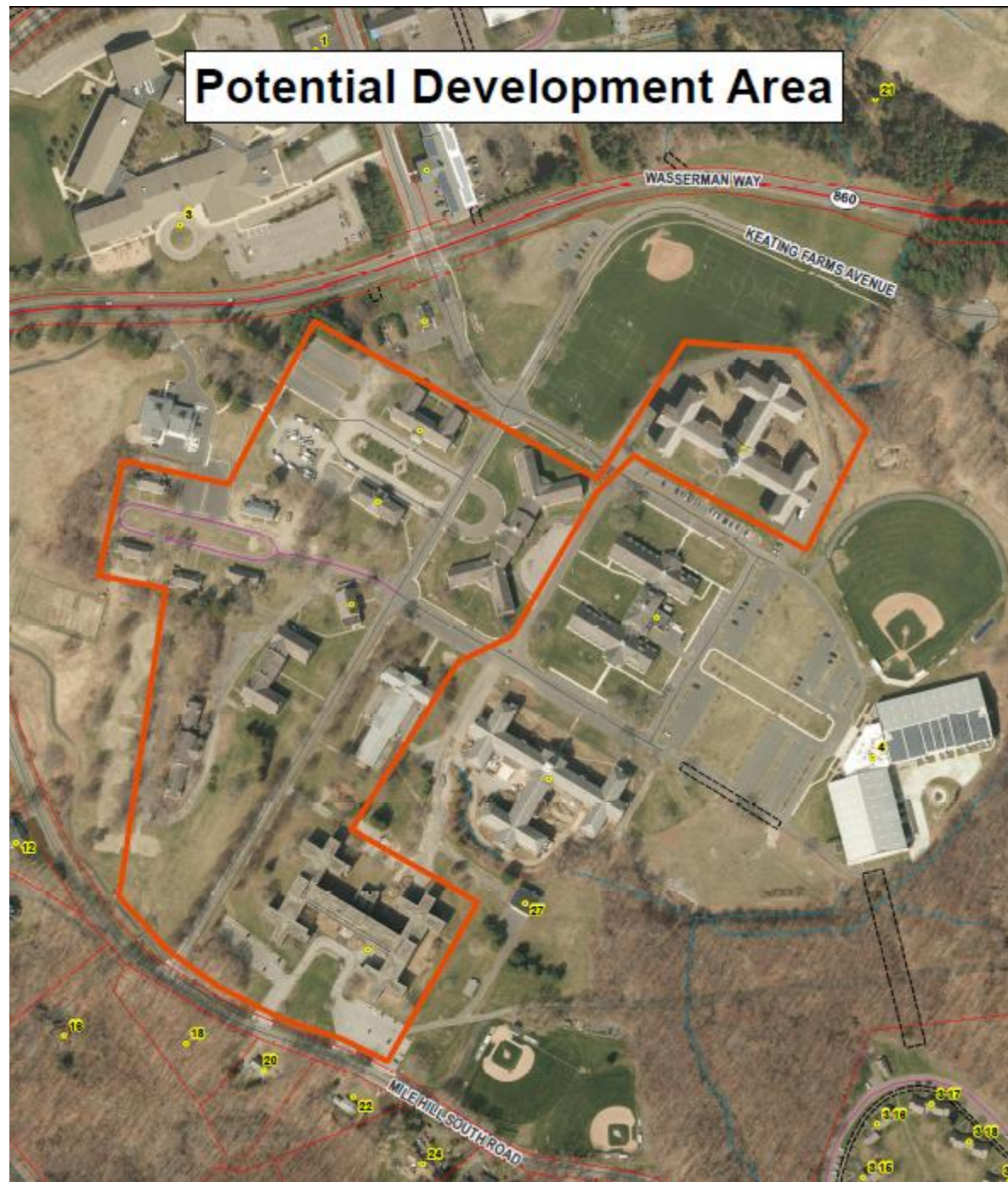


Keep in Mind.....

- The property was purchased from the State in 2004 so Newtown could control its destiny on the property.
- Buildings are aging rapidly.
- The Fairfield Hills Adaptive Reuse Zone does not currently allow residential.
- Town referendum will determine level of support for residential component.
- A vote in support of residential being added to the FH Master Plan does **not** mean it will happen.
 - Allows P&Z to **consider** adding residential use to FHAR regulations
 - Public hearings would take place with P&Z
 - Allows town to pursue interested developers for a project with residential component
 - No developer has been chosen
 - Land Use application process would need to be followed
 - Developers may still decide not to pursue this project
 - Developers still would need to apply for, and be awarded, tax credits to fund a project



Potential Development Area



Options



Option Spotlight #1: Continue Status Quo

Positives –

- Town retains greater control of campus activities
- Community gathering space for events
- More park like setting in short term while commercial is being pursued
- To date, Community Center & Senior Center were built on available property

Considerations –

- No large buildings will be renovated
- To date demo has been slow, will need to accelerate
- Cost of building remediation and demo is full responsibility of taxpayers
- Creating clean commercial sites has no immediate ROI for tax payers
- Useful lives of buildings are limited
- Parking management and campus event logistics

Discussion -

- Pursue commercial according to the FH Master Plan and FHAR regulations









Option Spotlight #2: Main Street Concept

- **Positives –**

- Place to gather
- Possible real estate tax revenue
- Bring potential incremental business to campus

- **Considerations –**

- Does not reuse existing buildings
- Cost of demo/site prep (\$20 million est.) will likely be incurred by Town
- No return on investment from demo
- Could cannibalize from other Newtown commercial districts
- Not a viable option. There are no proposals for this type of concept at this time.
- Parking management and campus event logistics

- **Discussion –**

- What is located in upper floors? Apartments?
- Note: retail and office demand is soft.



Option Spotlight #3: Mixed Use with Residential

- **Positives –**

- Potential to save large existing buildings, architecture and feel of the campus
- Cost of renovation/demo avoidance paid for by developer (\$25+ million investment for large building)
- Sources of possible revenue: real estate taxes, car taxes
- Interest exists to do these projects by qualified developers
- Contributes to financial sustainability of campus
- Significant employment opportunities for renovation work
- Opportunity to save aesthetics of campus and historic buildings
- Add diversity to housing mix

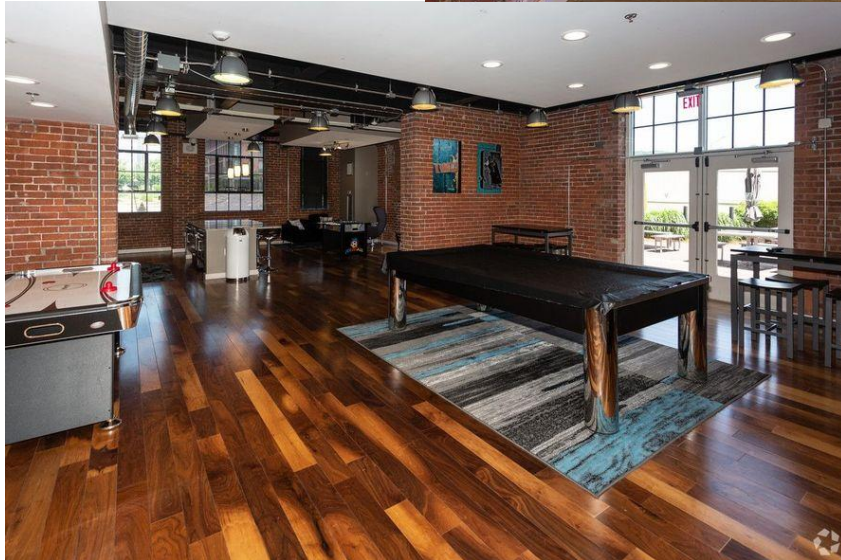
- **Considerations –**

- Parking management and campus event logistics
- Positive and negative Impacts of having residents on campus

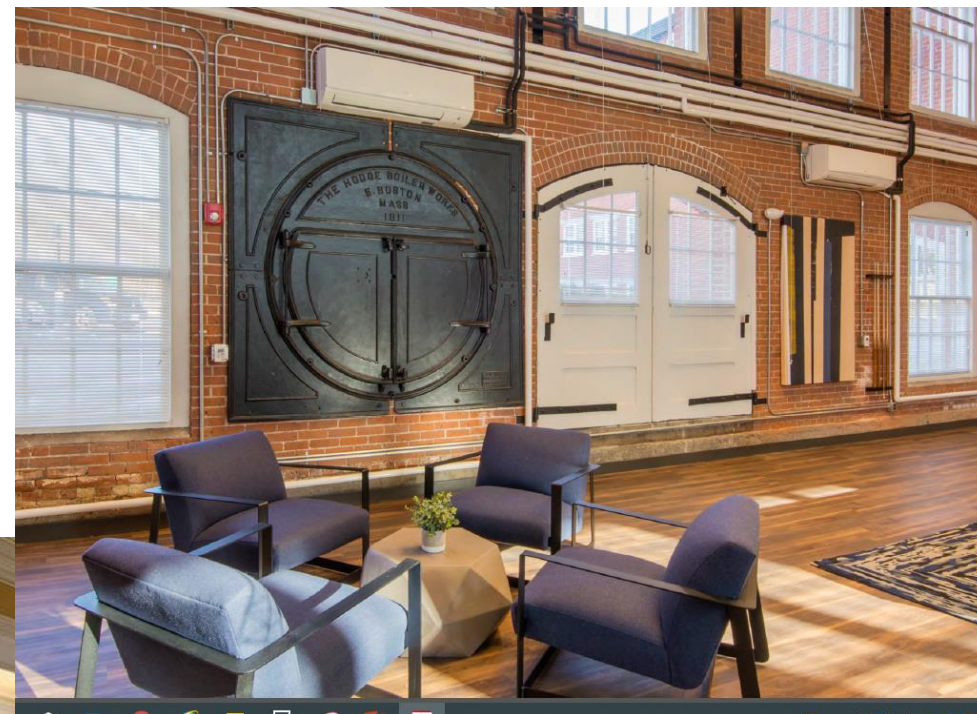
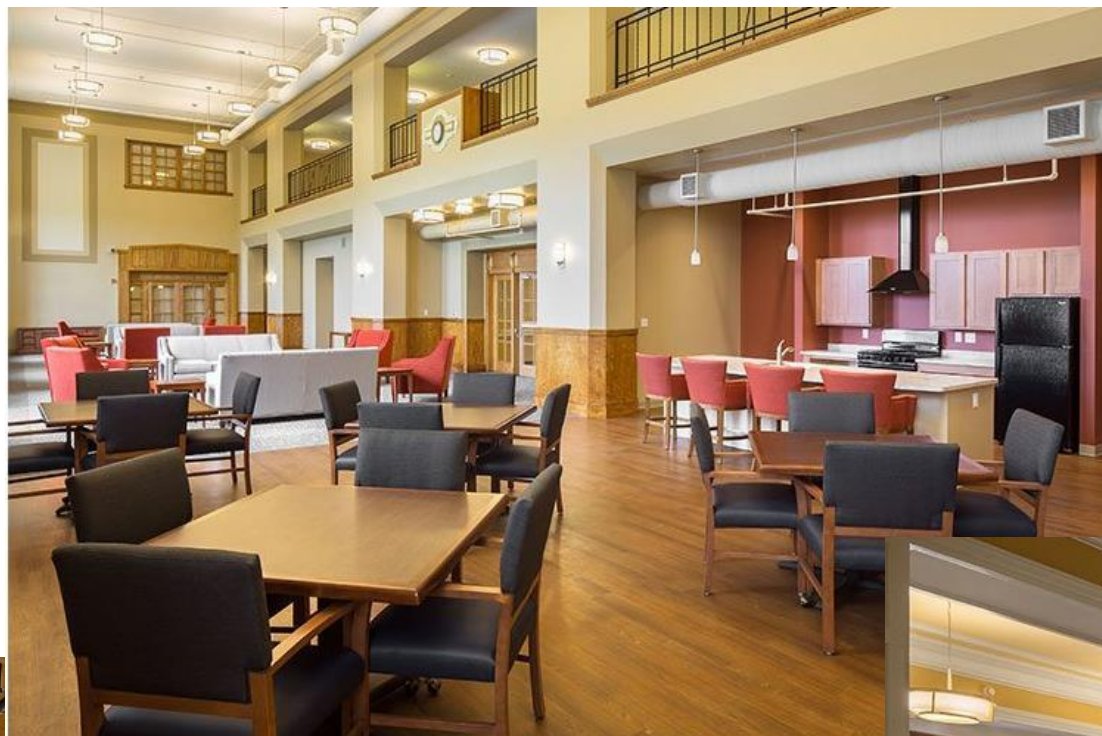
- **Discussion –**

- Currently only known financially feasible option for existing large buildings
- Significant investment in community (could be as high as \$50 million.)
- Other projects would likely be on green space
- Lease terms & conditions will address possible conflict with residents and campus activities
- Master plan calls for building reuse or rebuilding on current building footprints









FHMPRC Recommendations Regarding Uses at Fairfield Hills

Supported Uses: The Committee recommends that the plan be modified to *allow commercial proposals that include a housing component provided that the proposal is for no more than two existing buildings and that the commercial component is consistent with the vision of the property*. As mentioned in section 2.0, we understand that large development projects – like those that would be needed to salvage Kent or Cochran – require some level of a housing component to be financially viable both in gaining initial funding and in operating the business once finished. However, the survey results showed significant distaste for any housing, though there was the desire for additional development. Also, the survey made it clear that town residents would very likely not support spending taxpayer money either to help salvage or to raze the buildings. We also learned that some buildings were deteriorating to the point of raising significant safety concerns. Given this dilemma, we discussed what would be gained and what lost, should housing be allowed as an ancillary component to commercial development:

PROS: **Cost avoidance** – The larger buildings would cost about \$4M each to raze/salvage. **Character** – The older buildings have architectural features that many residents find pleasing. The newer buildings (like the NYA and community and senior centers) cannot reproduce these or similar features because they are cost-prohibitive. Allowing housing, as part of re-purposing the buildings, would more likely maintain the overall character of the property. **Safety** – There are considerable town expenses to address all safety issues present in the buildings. Development would help offset the overall cost. **Revenue** – Added development would provide more revenue to the town. **Population** – The added population would help the viability of the community and senior centers along with local businesses – both within the campus and across the town as a whole.

FHMPRC Recommendations Regarding Uses at Fairfield Hills

CONS: Parking – We are concerned about the viability of parking, especially as we do not yet know how, in practice, parking will work when the community and senior centers and the brew pub open. **Shift in focus** – The vision specifically calls out that Fairfield Hills is to be a destination for all residents of Newtown. Adding a housing component could shift commercial development to be more service-oriented to those living on the campus. The town as landlord, by proxy – From what we can tell, Newtown would be among the first to have people renting on town-owned land in a privately-owned building. **Aging infrastructure** – Housing will put more of a load on already fragile infrastructure, like sewers. While town staff is actively working on grant proposals to address the sewers, the town may see added cost to repair or replace such infrastructure. The committee then discussed whether there were checks and balances on the process of approving commercial development and if such checks would be able to ensure that any development was consistent with the vision. In addition to the standard Land Use and Fairfield Hills Authority process, the Board of Selectmen and other authorities, as appropriate, must approve any lease. Planning and Zoning approval would also be needed. ***In the end the committee decided that housing, when alongside a commercial project, would be acceptable provided that no more than 2 buildings on campus contain housing.***

Option Spotlight #4: Pursue Commercial Investment

- **Positives –**

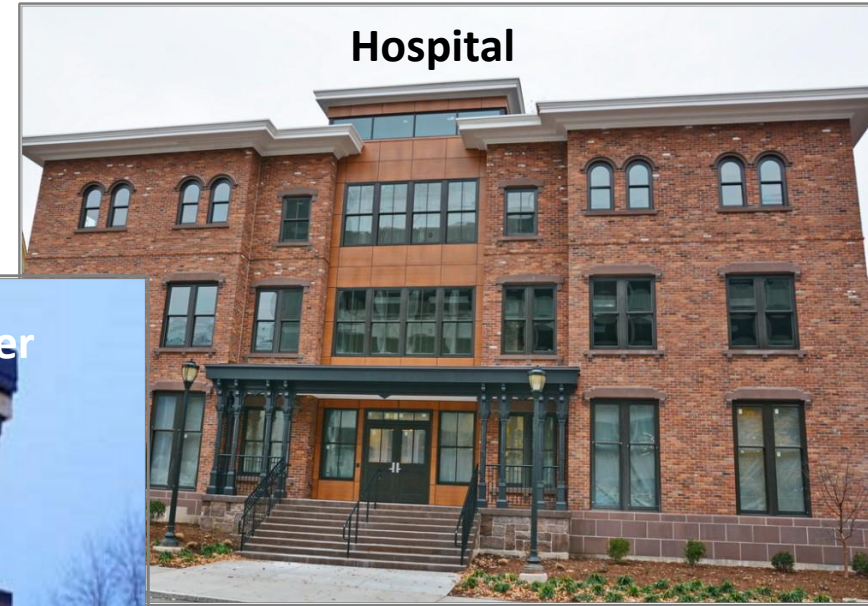
- Tax, CAM & Lease revenue
- Add jobs to Newtown
- Small buildings (duplex, Newtown Hall) are only possible option for redevelopment and are not financially feasible (no tax credits, less expensive real estate available)

- **Considerations –**

- Not reusing existing buildings
- Parking management and campus event logistics
- CAM and rent do not cover annual operational expenses
- Contributes to a financially sustainable campus
- Helps fund future campus projects
- Taxpayers likely to bear cost of remediation and demo of buildings
- No present or anticipated short-term interest

- **Discussion –**

- Projects would likely be on green space
- Community could still oppose uses (as in past)
- More large scale planning



Past Proposals



Past Commercial Proposals

Reason	Proposal	Location
chose another location off campus	veterinary hospital	Woodbury Hall
not financially feasible	cultural arts center antique store children's museum not-for-profit contemporary art center various food & beverage establishments police department veterinary hospital indoor tennis courts food court	Kent Hall Shelton House Plymouth Hall Plymouth Hall Plymouth Hall Stratford Hall Cochran Hall Newtown Hall Cochran Hall duplex building
not an approved use	mixed use (including apartments)	Shelton House, Newtown Hall and Woodbury Hall
proposal withdrawn	medical offices psychiatric conference center ice hockey rink athletic village soccer / sports center hydroponic greenhouses ice rink international school racquet ball club not-for-profit data center Board of Ed - magnet school Board of Ed - regional special education	Newtown Hall Cochran Hall Norwalk Hall all buildings Kent Hall Norwalk Hall inside NYA Kent House & Cochran House no specific building duplex building 2 duplexes Kent House Newtown Hall

Past Commercial Proposals

Reason	Proposal	Location
public opposition	apartments psychiatric hospital donut shop	Cochran Hall Norwalk Hall Woodbury Hall
rejected	Army reserve center veteran treatment center nursing school miniature golf course rope climbing & zipline course crop farming	High Meadow Kent House Newtown Hall, Stratford Hall, Stamford Hall & Canaan House no specified area southeastern side of campus by trail High Meadow

Submitted Questions by Topic



Topic: 8-30g & Affordable



- The town can not be forced by a developer to implement an 8-30g development, however there will likely be an affordable component to apartment developments due to federal and state tax credits needed to make the project financially feasible.
- If mixed use development is added as an approved use to the FHAR zone, the town can manage the type of residential component through land lease terms and conditions.
- The town has no plans to enforce rent caps as this may prevent projects from being financially viable and deter any potential interest.



Topic: Taxes

<u>Bond Issue Date</u>	<u>Bond Amount</u>	<u>Description</u>
6/15/2002 - 11/15/2007	3,900,000	Purchase of Property <i>(Include Mile Hill South homes and sewer capacity)</i>
	200,000	Environmental Insurance
	235,000	Pootatuck Aquifer Protection
	128,000	State of CT DEP
	132,000	Bonding & Legal Fees
	3,530,000	Soil Remediation
	325,000	Mothballing
	11,000,000	New Municipal Building
	* <u>19,450,000</u>	

* Bonded amount not including interest
Original debt runs out between 2022 – 2027.



Topic: Taxes

Remediation & Demo of all buildings including duplexes:

- Cost \$20,000,000
- Average annual principal and interest payment (20 year bond) = \$1,350,000
- Increase in average annual tax bill per household = \$109
- Total per household = \$2,180
- Current tax bill per household related to original FH bonding = \$100
- Total estimated annual tax per household related to FH bonding = \$209/year
- Cost per household/20 years = \$4,180



Topic: Financial

Financial benefits of mixed development include:

- Common area maintenance revenue
- Real estate tax revenue
- Personal property tax for commercial component of mixed use.
- Avoiding abatement and demolitions costs for buildings being reused.
- Unused buildings would still require abatement and demolition at the cost of the town unless other proposals were submitted to the town.
- Demo spending will take away from other initiatives



Topic: Financials

Estimated abatement & demolition costs

Cochran House: \$3,837,907



Plymouth Hall: \$1,043,495



Kent House: \$4,263,308



Shelton Hall: \$1,936,377



Newtown Hall: \$879,468



Stamford Hall: \$1,104,054



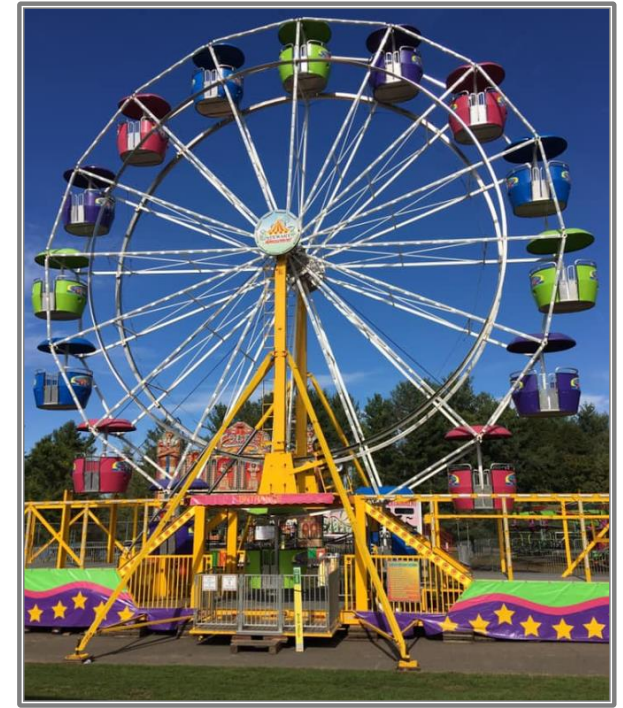
Norwalk Hall: \$1,638,921

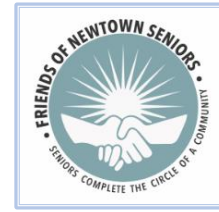


If the Fairfield Hills Master Plan Review Committee's recommendation of a housing component in 2 buildings is accepted, this could potentially save the town a maximum amount of \$8,101,214 in abatement and demolition costs.

Topic: Intangibles

- Current and proposed uses will allow for the campus to remain as a place for residents to gather and a place to hold events as well as pursue commercial.
- High Meadow is 19 acres of protected open space.
- There are 66 acres open space in total.
- If mixed use development is added as an approved use to the FHAR zone, the town will continue to own the land surrounding the residential building(s) as well as the ground where the building(s) reside. Lease terms and conditions will be written to allow for public use of the property surrounding these buildings.





Current

Fairfield Hills Adaptive Reuse zone:

- Currently does not allow housing as a permitted use on the campus.

2018 Fairfield Hills Master Plan Review Committee:

- Collected information from boards, commissions, current tenants, commercial realtors, developers, residents and prior Master Plan Review Committee members.
- Collected more information from residents via a survey.
- Based upon these steps, the FHMPRC recommended the following:
“The Committee recommends that the plan be modified to allow commercial proposals that include a housing component provided that the proposal is for no more than two existing buildings and that the commercial component is consistent with the vision of the property.”

Note: Developers need a residential component to make their projects financially feasible. Residential rentals are a more constant and reliable revenue source than commercial.



COMMISSION ON AGING



Topic: Process

Next Steps

Referendum:

Voters decide whether to include mixed use housing as an allowed use.

Board of Selectmen:

- Approve the ***Fairfield Hills Master Plan Review Committee (2018) Recommendations***
- Pass a resolution authorizing the Land Use agency to apply to the Planning and Zoning Commission for an amendment to the FHAR adding Mixed Use Housing as a Permitted Use.

Planning & Zoning Commission:

- Must approve mixed use housing as an approved use on the campus.
- FHAR zone must be updated to include mixed use housing as an approved use.

Planning:

- The town has no plans to hire an outside consulting firm to assist in the process.
- Hiring a consulting firm may be beneficial in educating the community but would require funds that could be used elsewhere on the campus.



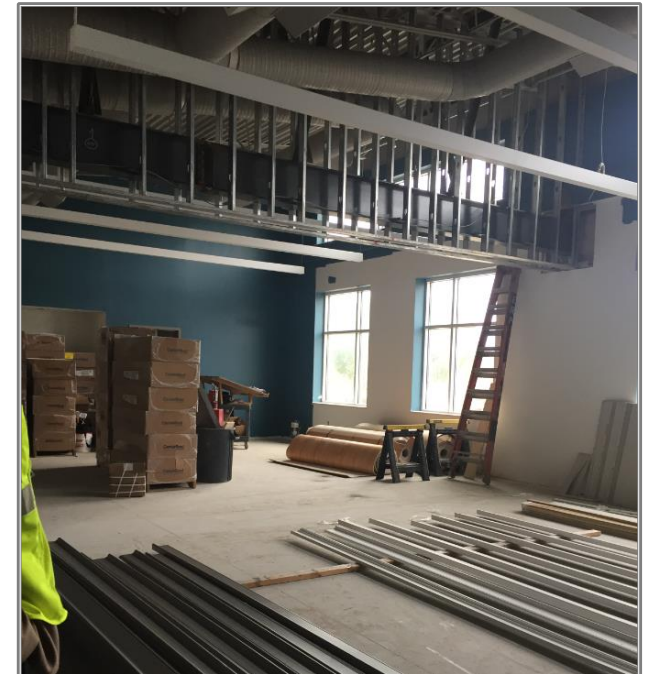
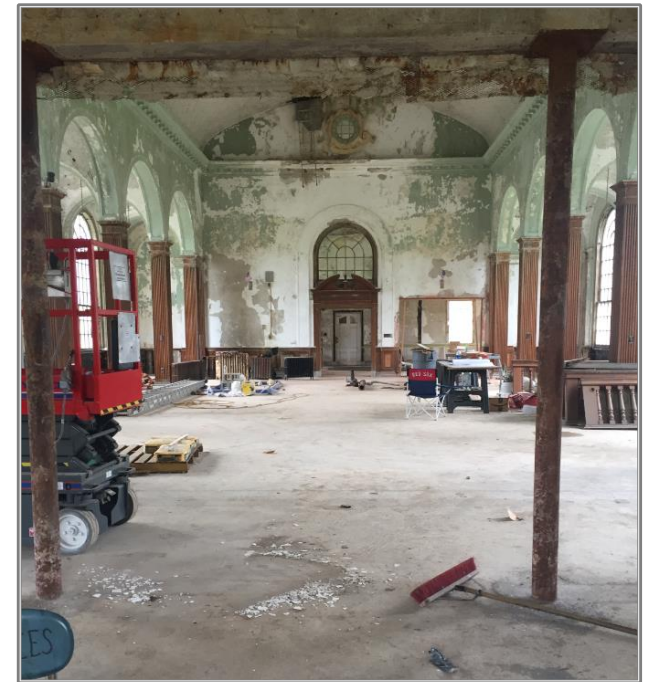
Topic: Requirements for Development

Town's Requirements of Developer:

- There is no plan for the town to require union workers or prevailing wage for development projects on the campus.
- There are no plans for the town to adopt an ordinance requiring the use of union workers.
- There is no need to establish a housing committee or authority as the development will be owned and managed by a private entity.
- Any development on the Fairfield Hills campus must abide by the FHAR zoning, follow the Master Plan and any lease terms and conditions.

Environmental Sustainability:

- The town encourages energy efficiency in developments including the use of solar panels.
- It is possible to add energy efficiency measures as a condition of the land lease.



Topic: Public Health & Safety

- Development on the Fairfield Hills campus will result in a positive impact to public health as these projects will include remediation which would safely remove or encapsulate harmful contaminants.
- Hazardous materials currently in existing buildings will be remediated and removed according to State of CT Department of Energy & Environmental Protection (DEEP) and Health Department regulation by qualified professionals.
- In the case of housing, remediation will be at the cost of the developer.



Topic: Other Options



Grants:

- Economic and Community Development department is always looking for grant opportunities for the Fairfield Hills campus.
- Most grant programs want to ensure there is a vested interest in projects so matching funds are required up to 50%.

Uses:

- Deputy Director of Economic and Community Development, Christal Preszler, continuously networks with groups outside of Newtown looking for opportunities that best suit the campus.
- Development is driven by market demand. Although ideas such as a university on campus are an approved use and may best suite the campus, it is only possible if there is a demand.



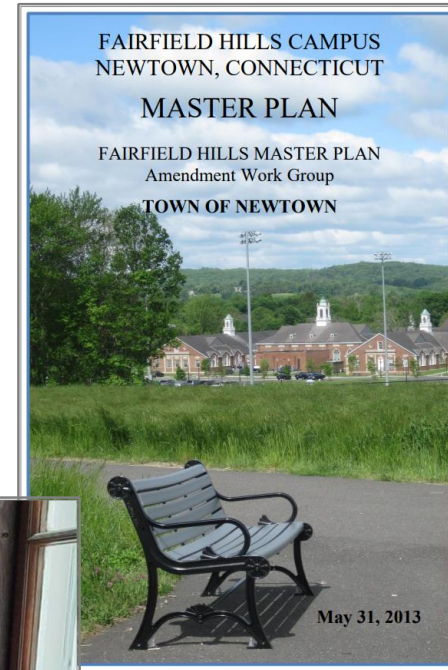
Topic: Other Options

Subdividing the property:

- The Master Plan does not include conditions for dividing the campus property and would have to be revised.
- This concept was considered in the past and was rejected by the public.

Reuse:

- The town makes efforts to preserve architectural elements of the campus and encourages their reuse when possible.
- The Fairfield Hills Authority has made considerations for alternative uses of the cupolas.
- The town considered selling the cupolas but was advised that reuse of original elements help qualify to receive historical tax credits.



What is Next?

Community Conversation #4: Meet Some Potential Developers

March 16, 2020 – Community Center

March 18, 2020 (Snow Date) – Community Center

Townwide Referendum



Newtown Municipal Center
3 Primrose St., Newtown, CT 06470
Tel. 203-270-4201
Fax 203-270-4205



Daniel C. Rosenthal
First Selectman
Tel. 203-270-4202
dan.rosenthal@newtown-ct.gov

TOWN OF NEWTOWN

OFFICE OF THE FIRST SELECTMAN

February 18, 2020

Board of Selectmen
3 Primrose Street
Newtown, CT 06470

Dear Board of Selectmen:

I am requesting a total of four special appropriations totaling \$10,421,896 to be financed by bonds (offset by any other source of funding such as grants) for the following projects as authorized in the capital improvement plan (2020-21 to 2024-25):

A Special Appropriation in the amount of \$750,000 for the planning, design, engineering, reconstruction and construction of **Town Roads**, including, but not limited to, pavement, curbs, drainage, grinding and overlay, micropaving, chipsealing and cracksealing, and other road improvements.

A Special Appropriation in the amount of \$7,541,933 for the acquisition and installation of emergency radio system upgrades.

A Special Appropriation in the amount of \$1,829,963 for the planning, design, engineering, reconstruction and construction of new Town sewer mains, all pursuant to the Fairfield Hills Sewer Infrastructure Improvement Project.

A Special Appropriation in the amount of \$300,000 for the planning, design and engineering of ventilation and HVAC renovations to Hawley School

If approved by the Board of Selectmen, Board of Finance & the Legislative Council these projects will go to referendum per Town Charter.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rosenthal", is written over a horizontal line.

Daniel Rosenthal
First Selectman

Excerpt for Minutes of Board of Selectmen Meeting
to be held February 18, 2020

A meeting of the Board of Selectmen of the Town of Newtown was held in the Lecture Hall at Newtown High School on February 18, 2020, at 7 o'clock P.M. (E.T.).

* * *

Members present and absent were as follows:

Present
Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

Absent

* * *

Selectman Crick Owen introduced and read the following resolution:

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$300,000 FOR THE PLANNING, DESIGN AND ENGINEERING OF VENTILATION AND HVAC RENOVATIONS TO HAWLEY SCHOOL AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$300,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$300,000 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the planning, design and engineering of ventilation and HVAC renovations to Hawley School, all pursuant to the Hawley – Ventilation and HVAC Renovations – DESIGN as authorized in the Capital Improvement Plan (2020-21), and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State, Federal or other grants-in-aid thereof.

Section 2. To meet said appropriation, \$300,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, 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 the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. 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, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series 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 including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. 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 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut 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 the 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 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or any grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations 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 Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director 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 the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB 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 the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

Section 9 This resolution shall become effective upon its approval by the Town electors and persons qualified to vote at a duly warned referendum pursuant to Section 6-35 of the Town Charter.

* * *

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$300,000 For The Planning, Design And Engineering Of Ventilation And HVAC Renovations To Hawley School As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$300,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", a copy of which is attached hereto, said special appropriation was requested in a letter dated Feb. 13, 2020 from Robert G. Tait, Finance Director, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter;

Selectman Crick Owen moved that said resolution be adopted as introduced and read and the motion was seconded by Selectman Capeci. Upon roll call vote the ayes and nays were as follows:

AYES

Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

NAYS

First Selectman Rosenthal thereupon declared the motion carried and the resolution adopted.

* * *

TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b), 6-40 & 7-25)

REQUESTING DEPARTMENT BOARD OF EDUCATION

PROJECT: HAWLEY SCHOOL - VENTILATION AND HVAC RENOVATIONS - DESIGN

PROPOSED APPROPRIATION AMOUNT:	<u>\$ 300,000</u>
---------------------------------------	-------------------

PROPOSED FUNDING:	
BONDING	\$ 300,000
GRANT	
OTHER	
	<u>\$ 300,000</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget. Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		***	
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)	\$	24,000	
TOTAL IMPACT ON EXPENDITURES	\$	24,000	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	\$ -	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET	\$ 24,000
---	------------------

EQUIVALENT MILL RATE OF TOTAL IMPACT (using current year's information)	0.0078 mills
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COMMENTS:

UTILITY COSTS WILL INCREASE, DEPENDING ON THE FINAL DESIGN RECOMMENDATION.

PREPARED BY: Walter As DATE: 2/12/2020

Excerpt for Minutes of Board of Selectmen Meeting
to be held February 18, 2020

A meeting of the Board of Selectmen of the Town of Newtown was held in the Lecture Hall at Newtown High School on February 18, 2020, at 7 o'clock P.M. (E.T.).

* * *

Members present and absent were as follows:

Present
Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

Absent

* * *

Selectman Crick Owen introduced and read the following resolution:

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$7,541,933 FOR EMERGENCY RADIO SYSTEM UPGRADES AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLANS (2020-21 TO 2021-22) AND AUTHORIZING THE ISSUANCE OF \$7,541,933 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$7,541,933 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the acquisition and installation of emergency radio system upgrades, all pursuant to the Emergency Radio System Upgrades as authorized in the (2020-21 to 2021-22) Capital Improvement Plans, and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State, Federal or other grants-in-aid thereof.

Section 2. To meet said appropriation, \$7,541,933 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, 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 the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The

bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. 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, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series 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 including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. 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 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut 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 the 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 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or any grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations 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 Financial Director or his designee is

authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director 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 the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB 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 the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

Section 9 This resolution shall become effective upon its approval by the Town electors and persons qualified to vote at a duly warned referendum pursuant to Section 6-35 of the Town Charter.

* * *

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$7,541,933 For Emergency Radio System Upgrades As Authorized In The Capital Improvement Plans (2020-21 To 2021-22) And Authorizing The Issuance Of \$7,541,933 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", a copy of which is attached hereto, said special appropriation was requested in a letter dated Feb. 13, 2020 from Robert G. Tait, Finance Director, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter;

Selectman Crick Owen moved that said resolution be adopted as introduced and read and the motion was seconded by Selectman Capeci. Upon roll call vote the ayes and nays were as follows:

AYES

Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

NAYS

First Selectman Rosenthal thereupon declared the motion carried and the resolution adopted.

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b), 6-40 & 7-25)**

REQUESTING DEPARTMENT EMERGENCY COMMUNICATIONS

PROJECT: EMERGENCY RADIO SYSTEM UPGRADES

PROPOSED APPROPRIATION AMOUNT: \$ 7,541,933

PROPOSED FUNDING:

BONDING	\$	7,541,933
GRANT	\$	-
OTHER		
	<u>\$</u>	<u>7,541,933</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		***	
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)	\$	600,000	
TOTAL IMPACT ON EXPENDITURES	\$	<u>600,000</u>	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	\$	<u>-</u>

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 600,000

EQUIVALENT MILL RATE OF TOTAL IMPACT

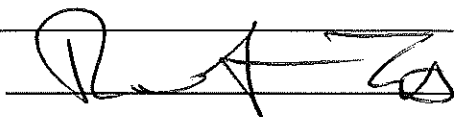
(using current year's information)

0.1951 mills

COMMENTS:

MAINTENANCE AGREEMENT WILL INCREASE IN COST ("LIFE CYCLE PLANNING") WHICH WILL MAKE FUTURE CAPITAL REQUIREMENTS FOR EMERGENCY RADIO UPGRADES MUCH LESS EXPENSIVE.

PREPARED BY:



DATE: 2/12/2020

TO: BOF, LC

Excerpt for Minutes of Board of Selectmen Meeting
Held February 18, 2020

A meeting of the Board of Selectmen of the Town of Newtown was held in the Lecture Hall at Newtown High School on February 18, 2020, at 7 o'clock P.M. (E.T.).

* * *

Members present and absent were as follows:

Present
Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

Absent

* * *

Selectman Crick Owen introduced and read the following resolution:

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$750,000 FOR THE PLANNING, DESIGN, ENGINEERING, RECONSTRUCTION AND CONSTRUCTION OF TOWN ROADS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$750,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$750,000 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the planning, design, engineering, reconstruction and construction of Town roads, including, but not limited to, pavement, curbs, drainage, grinding and overlay, micropaving, chipsealing and cracksealing, and other road improvements, all pursuant to the Capital Road Program as authorized in the Capital Improvement Plan (2020-21), and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State, Federal or other grants-in-aid thereof.

Section 2. To meet said appropriation, \$750,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, 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 the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. 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, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series 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 including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. 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 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut 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 the 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 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or any grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations 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 Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director 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 the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB 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 the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

Section 9 This resolution shall become effective upon its approval by the Town electors and persons qualified to vote at a duly warned referendum pursuant to Section 6-35 of the Town Charter.

* * *

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$750,000 For The Planning, Design, Engineering, Reconstruction And Construction Of Town Roads As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$750,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", a copy of which is attached hereto, said special appropriation was requested in a letter dated Feb. 13, 2020 from Robert G. Tait, Finance Director, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter;

Selectman Crick Owen moved that said resolution be adopted as introduced and read and the motion was seconded by Selectman Capeci. Upon roll call vote the ayes and nays were as follows:

AYES

Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

NAYS

First Selectman Rosenthal thereupon declared the motion carried and the resolution adopted.

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b) & 7-25)**

REQUESTING DEPARTMENT FIRST SELECTMAN

PROJECT: TOWN ROADS

PROPOSED APPROPRIATION AMOUNT: \$ 750,000

PROPOSED FUNDING:	
BONDING	\$ 750,000
GRANT	\$ -
OTHER	\$ -
	<u>\$ 750,000</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		***	
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)		\$ 60,000	
TOTAL IMPACT ON EXPENDITURES		<u>\$ 60,000</u>	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	<u>\$ -</u>	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 60,000

EQUIVALENT MILL RATE OF TOTAL IMPACT

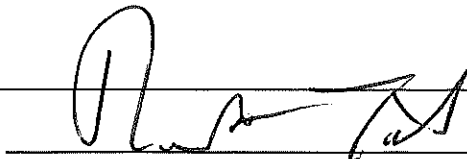
(using current year's information)

0.0195 mills

COMMENTS:

NEW AND IMPROVED ROADS REDUCES TOWN LIABILITY EXPOSURE AND IMPROVES RESIDENT QUALITY OF LIFE.

PREPARED BY:



DATE: 2/12/2020

TO: BOF, LC

Excerpt for Minutes of Board of Selectmen Meeting
to be held February 18, 2020

A meeting of the Board of Selectmen of the Town of Newtown was held in the Lecture Hall at Newtown High School, on February 18, 2020, at 7 o'clock P.M. (E.T.).

* * *

Members present and absent were as follows:

Present
Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

Absent

* * *

Selectman Crick Owen introduced and read the following resolution:

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$1,829,963 FOR THE PLANNING, DESIGN, ENGINEERING, RECONSTRUCTION AND CONSTRUCTION OF FAIRFIELD HILLS SEWER INFRASTRUCTURE IMPROVEMENTS AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2020-21) AND AUTHORIZING THE ISSUANCE OF \$1,829,963 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$1,829,963 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the planning, design, engineering, reconstruction and construction of new Town sewer mains, all pursuant to the Fairfield Hills Sewer Infrastructure Improvement Project as authorized in the Capital Improvement Plan (2020-21), and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State, Federal or other grants-in-aid thereof.

Section 2. To meet said appropriation, \$1,829,963 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, 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 the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. 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, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series 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 including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. 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 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut 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 the 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 5. The First Selectman is authorized in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or any grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with engineers, contractors and others. To meet any portion of the costs of the Project determined by the State of Connecticut Department of Energy and Environmental Protection to be eligible for funding under Section 22a-475 et seq. of the Connecticut General Statutes, as the same may be amended from time to time (the "Clean Water Fund Program"), the Town is authorized to and may issue interim funding obligations in anticipation of project loan obligations and project loan obligations (collectively, the "Clean Water Fund Obligations") in such denominations as the First Selectman and the Financial Director shall determine. Clean Water Fund Obligations and Project Loan and Grant Agreements under the Clean Water Fund Program, and any other instruments, agreements or certificates required under the Clean Water Fund

Program shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the First Selectman and the Financial Director, and bear the Town seal or a facsimile thereof. The aggregate principal amount of the Clean Water Fund Obligations to be issued, the dated date, final maturity, rate or rates of interest, the date, time of issue and sale and all other terms, details and particulars of such Clean Water Fund Obligations, subject to the provisions of the Clean Water Fund Program, shall be determined by the First Selectman and the Financial Director. Said Clean Water Fund Obligations may be secured as to both principal and interest by the full faith and credit of the Town and/or by special revenues of the Town pledged therefor in accordance with the Clean Water Fund Program, the Town's Charter and Connecticut General Statutes. Each of the Clean Water Fund Obligations shall recite that every requirement of law relating to its issue has been duly complied with and that such obligation is within every debt and other limit prescribed by law.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations 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 Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director 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 the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB 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 the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

Section 9 This resolution shall become effective upon its approval by the Town electors and persons qualified to vote at a duly warned referendum pursuant to Section 6-35 of the Town Charter.

* * *

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$1,829,963 For The Planning, Design, Engineering, Reconstruction And Construction Of Fairfield Hills Sewer Infrastructure Improvements As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$1,829,963 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", a copy of which is attached hereto, said special appropriation was requested in a letter dated Feb. 13, 2020 from Robert G. Tait, Finance Director, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter;

Selectman Crick Owen moved that said resolution be adopted as introduced and read and the motion was seconded by Selectman Capeci. Upon roll call vote the ayes and nays were as follows:

AYES

Daniel C. Rosenthal
Maureen Crick Owen
Jeff Capeci

NAYS

First Selectman Rosenthal thereupon declared the motion carried and the resolution adopted.

* * *

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b), 6-40 & 7-25)**

REQUESTING DEPARTMENT WATER & SEWER AUTHORITY

PROJECT: FAIRFIELD HILLS SEWER INFRASTRUCTURE IMPROVEMENT PROJECT

PROPOSED APPROPRIATION AMOUNT: \$ 1,829,963

PROPOSED FUNDING:

BONDING	\$	914,981
GRANT	\$	914,982
OTHER		
	<u>\$</u>	<u>1,829,963</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		***	
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES		75,000	
OTHER			
DEBT SERVICE (1st year)			
TOTAL IMPACT ON EXPENDITURES		<u>\$ 75,000</u>	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	<u>\$ -</u>	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ 75,000

EQUIVALENT MILL RATE OF TOTAL IMPACT

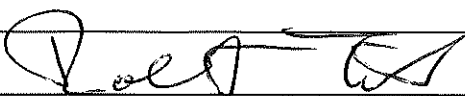
(using current year's information)

0.0244 mills

COMMENTS:

ANNUAL DEBT SERVICE (FIRST YEAR) WILL BE AROUND \$75,000. THIS AMOUNT WILL BE BUDGETED IN THE SEWER INTERPRISE FUND. THE AMOUNT WILL BE RECOVERED BY SEWER ASSESSMENT BILLINGS (MOST OF WHICH WILL BE BILLED TO THE TOWN)

PREPARED BY:



DATE: 2/12/2020

TO: BOF, LC

GLENN A. SANTORO

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
gsantoro@rc.com
Direct (860) 275-8322

February 13, 2020

VIA E-MAIL

Robert G. Tait
Financial Director
Town of Newtown
3 Primrose Street
Newtown, CT 06470

Re: Resolution Providing For A Special Appropriation In The Amount Of \$750,000 For The Planning, Design, Engineering, Reconstruction And Construction Of Town Roads As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$750,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose

Resolution Providing For A Special Appropriation In The Amount Of \$7,541,933 For Emergency Radio System Upgrades As Authorized In The Capital Improvement Plans (2020-21 To 2021-22) And Authorizing The Issuance Of \$7,541,933 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose

Resolution Providing For A Special Appropriation In The Amount Of \$300,000 For The Planning, Design And Engineering Of Ventilation And HVAC Renovations To Hawley School As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$300,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose

Resolution Providing For A Special Appropriation In The Amount Of \$1,829,963 For The Planning, Design, Engineering, Reconstruction And Construction Of Fairfield Hills Sewer Infrastructure Improvements As Authorized In The Capital Improvement Plan (2020-21) And Authorizing The Issuance Of \$1,829,963 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose

Dear Bob:

Enclosed please find the above-captioned resolutions and a set of proceedings for each to be followed in connection with their adoption by the Town. For your convenience, a bond resolution adoption timeline is attached hereto as Schedule A. Please note that although some of the above-captioned resolution

Robinson+Cole

Robert G. Tait
February 13, 2020
Page 2

individually may not be required to be submitted to referendum per the Town Charter, we have included referendum proceedings for each resolution.

By copy of this letter, I am requesting the Town Clerk to send me one certified copy of all the proceedings as they appear in the Town record book.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Glenn A. Santoro

Enclosures

cc: Daniel Rosenthal, First Selectman
Debbie A. Halstead, Town Clerk
David L. Grogins, Esq., Town Attorney
Susan Marcinek

SCHEDULE A
TOWN OF NEWTOWN
Bond Resolution Adoption Timeline

\$750,000 Capital Road Program (2020-21)
\$7,541,933 Emergency Radio System Upgrades (2020-21 to 2021-22)
\$300,000 Ventilation and HVAC Renovations at Hawley School (2020-21)
\$1,829,963 Fairfield Hills Sewer Infrastructure Improvements (2020-21)

<p>Request for Special or Emergency Appropriation</p> <p><i>Section 6-35 (b) of Town Charter</i></p>	<p>A request may be initiated by (i) the First Selectman with the approval of the Board of Selectmen or (ii) by the Legislative Council</p> <p>The request shall include an estimate of the funds required, the reasons therefore, and a proposed method of financing</p> <p>The Finance Director shall prepare a Financial Impact Statement for requests for Special Appropriations</p>
<p>Board of Selectmen Meeting</p> <p><i>According to custom or practice.</i></p>	<p>Board of Selectmen meets to vote on the 8-24 referral to the Planning and Zoning Commission</p>
<p>Planning and Zoning Commission (“P&Z”) Meeting</p> <p>C.G.S. § 8-24</p>	<p>P&Z meets to review and approve the proposals for projects described in the resolutions</p>
<p>Board of Selectmen Meeting</p> <p><i>According to custom or practice.</i></p> <p><i>Section 6-35(d) of Town Charter</i></p>	<p>Board of Selectmen meet to adopt bond resolutions</p> <p>Letter of Board of Selectman to Legislative Council to request recommendation of the Board of Finance</p> <p>Letter of Legislative Council to Board of Finance requesting recommendation of Board of Finance; recommendation to be provided within 90 days of request, however, additional 90 days may be granted</p>
<p>Board of Finance Meeting</p> <p><i>According to custom or practice</i></p> <p><i>Section 6-35(h) of Town Charter</i></p>	<p>Board of Finance meets to recommend to the Legislative Council adoption of the resolutions</p> <p>Letter of Board of Finance to Legislative Council with such recommendation</p>
<p>Legislative Council Meeting</p> <p><i>Sections 3-25(a), 6-20(e), 6-26(a) and 6-35(g) of Town Charter</i></p> <p><i>Section 6-35(e) of Town Charter:</i> <i>Legislative Council shall have the power to make Special and Emergency Appropriations not to exceed \$1,500,000 for any one purpose during a fiscal year. Said amount shall be cumulative during the fiscal year as to all appropriations</i></p>	<p>Legislative Council meets to adopt resolutions, and recommends a town referendum</p> <p>Letter of Legislative Council to Board of Selectmen directing the Board to call the referendum</p> <p><i>If the amount exceeds the power of the Council, the council directs and authorizes the Board of Selectmen to call a referendum</i></p>

<i>related to said purpose. The total of Special and Emergency Appropriations made by the Legislative Council for all purposes during a fiscal year shall not exceed an amount equal to one mil on the most recently completed Grand List.</i>	
Board of Selectmen Meeting <i>This meeting is needed only if the Legislative Council directs the Board of Selectmen to call a referendum</i>	Board of Selectmen meets to adopt a resolution that provides for the notice and warning of the referendum on April 28, 2020 <i>Notice of Referendum with questions are given to the electors and persons qualified to vote</i>
Publication of Notices <i>Sections 1-25(b), 3-25(g) and 6-25(a) of Town Charter</i>	Warning of Referendum shall be published at least (5) days prior to the Referendum (not including the date of Referendum, i.e. publication must be made on or before April 22, 2020).
Referendum – April 28, 2020	Referendum is held to adopt the Special Appropriations
Certification of Results	Town Clerk certifies results of Referendum