

TOWN OF GRANBY  
SPECIAL TOWN MEETING  
JANUARY 10, 2012

All electors and persons qualified to vote in Town Meetings of the Town of Granby, Connecticut (the "Town"), are hereby notified that the Board of Selectmen of the Town are convening a Special Town Meeting to be held at Granby Memorial High School Auditorium, 315 Salmon Brook Street, Granby, CT 06035. The Special Town Meeting will be held at 8:00 p.m. on January 10, 2012 for the following purpose:

To consider and discuss, but not vote upon, an appropriation of \$11,400,000 for the cost of various public improvement projects including, but not limited to, the design, construction, reconstruction, renovation, and repair to the Silver Street Bridge, Salmon Brook Pond House, Library Roof, Tennis Courts, Public Works Wash and Storage Bays, Sidewalk and Streetscape Improvements, High School Electronics Laboratory and Athletic Fields; the purchase and installation of generators, certain furnishings and equipment; and the purchase of certain real property known as the Evonsion Farm and land adjacent to the Cossitt Library and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural, and temporary and permanent financing costs (the "Project") and to meet said appropriation, and in lieu of a tax therefore, bonds of the Town be issued and sold pursuant to the Charter of the Town and Charter (Chapter) 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling, in an amount not to exceed \$11,400,000 or so much as may be necessary after deducting grants or other sources of funds available therefore and the Town Manager be authorized to issue and sell temporary notes of the town in an amount not to exceed \$11,400,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds pursuant to the Charter of the Town and Chapter 109 of the Connecticut General Statutes, as amended, or any other provision of law thereto enabling and to do all things necessary or appropriate to issue such bonds or notes and to acquire such real property.

The full text of the authorizing resolution for the Project is on file and open to inspection at the office of the Town Clerk, Town Hall, 15 North Granby Road, Granby, Connecticut, for the review of any interested person.

All persons qualified to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Charter of the Town, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at town meetings for "yes" or "no" vote by voting machine on the following question:

Shall the Town of Granby appropriate \$11,400,000 for various public improvement projects including, but not limited to, the design, construction, reconstruction, renovation and repair to the Silver Street Bridge, Salmon Brook Pond House, Library Roof, Tennis Courts, Public Works Wash and Storage Bays, Sidewalk and Streetscape Improvements, High School Electronics Laboratory and Athletic Fields; the purchase and installation of generators, certain furnishings and equipment; and the purchase of certain real property known as the Evonsion Farm, and land adjacent to the Cossitt Library and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural, and temporary and permanent financing costs,

authorize the issuance of bonds and notes in the amount of \$11,400,000 to finance such appropriation and authorize the Town Manager to acquire the real property authorized hereby.

The vote will be conducted at the Granby Memorial High School Gym, 315 Salmon Brook Street, Granby, CT 06035, during the hours between 12:00 p.m. and 8:00 p.m. on January 17, 2012.

Copies of said proposed resolution are on file and open to public inspection at the office of the Town Clerk.

Dated at Granby, Connecticut, this 19th day of December 2012 and signed by all the Board of Selectmen.

TOWN MODERATOR Jason Bogli called the meeting to order at 8:00 p.m. and introduced himself. He then explained the requirements for voting and the purpose of tonight's meeting.

MODERATOR Bogli called on Town Clerk, Karen I. Hazen, to read the call of the legal notice of the Special Town Meeting (recorded on page 242).

The same RESOLUTION (as recorded on page 242) was then introduced by Roger Hermsdorf and seconded by Lowell Johnson.

Town resident Jerry Ledger addressed the moderator asking how long the presentations would take, indicating he would like to get right to the question and answer portion.

Board of Finance member Gordon Bischoff responded that the presentations tonight would take approximately 45 minutes to one hour for the four presentations and slides that some people have not seen yet and then they would take questions.

Mr. Bischoff continued with his presentation, explaining he is the Vice Chairman of the Board of Finance and also the Chairman of the CPPAC (Capital Program Priority Advisory Committee), which is the projects committee. It is an appointed committee that looks at Granby's long term capital project needs. These projects are put into a computer model for five and ten years out. They are then recommended to the Board of Selectmen for consideration. The committee meets once a year and for emergencies as needed.

Mr. Bischoff proceeded to go through the list of projects giving the cost of the project and any grants available that would offset the total cost to the town.

	Gross Cost	Other Funding 26% of Total	Net Cost to Granby
Silver Street Bridge	\$3,000,000	\$2,400,000	\$600,000
Salmon Brook Park Pond House	\$700,000	\$250,000	\$450,000
Cossitt Library Land Purchase	\$230,000	\$215,000	\$15,000
Library Roof	\$70,000	\$0	\$70,000
Salmon Brook Park Tennis Courts	\$65,000	\$0	\$65,000
DPW Wash-Bay & Storage Bay	\$350,000	\$0	\$350,000
Streetscape Improvements	\$330,000	\$75,000	\$255,000

	Gross Cost	Other Funding 26% of Total	Net Cost to Granby
Evonsion Farm Purchase	\$3,000,000	\$0	\$3,000,000
Emergency Generators	\$250,000	\$0	\$250,000
GMHS Electronics Lab	\$165,000	\$0	\$165,000
Athletic Fields	\$3,235,000	\$0	\$3,235,000
<b>TOTAL</b>	<b>\$11,395,000</b>	<b>\$2,940,000</b>	<b>\$8,455,000</b>

Note: Bonded net cost to Granby is rounded to \$8,400,000 due to favorable Silver Street Bridge bid results.

The total cost of the projects is \$11,395,000. Funding available is \$2,940,000. Net cost to the town is \$8,455,000. The actual net bonding amount is expected to be \$8,400,000 due to favorable bid results for the Silver Street Bridge project.

One of the newly adopted projects is the purchase of generators. The recent October storm (Storm Alfred) that crippled the state showed the inadequacies of the town to take care of food and housing for residents that were without electricity for an extended period of time. It has been determined that the Middle School would be a better fit than the Senior Center that was used. The Middle School would need a generator to provide energy.

The tax impact of the projects was shown from a computer model. With projects, it showed a mill rate increase of 2.97% over the next five years. Without projects, it showed a mill rate increase of 2.52%. The difference is a mill rate increase of .45%. He reminded everyone this is only a computer model and it is hoped the numbers would be even less.

Why should all these projects be done now? These projects have been in the planning stage for years. Our debt is now low enough to accommodate the projects. Interest rates are also at an historical low right now. The economy is resulting in lower bids. Also, grants from federal and state government require action to approve in January. The Silver Street Bridge has a federal grant that would pick up 80% of the cost. To take advantage of that, we need to indicate we have a signed contract by January 20, 2012 or the town will have to start the process all over again.

The reason for bundling into such a big package is that the cost is much less to do one large bond than to do many small ones. It is consistent with what we have done previously, and all the projects are recommended.

First Selectman Adams began his presentation by thanking everyone for helping friends and neighbors during the recent storm in October. This is what Granby is all about, helping each other.

First Selectman Adams reviewed the nine town projects included in the bond package beginning with Silver Street Bridge. The bridge is rated to be in poor condition by the state and it is the town's responsibility to maintain a safe bridge. This has been in the works for about eight years. The Pond House is proposed to meet increased program space needs. The

existing building would be used for storage. Cossitt Library needs to add parking space and provide required space for a new septic system. Department of Public Works wash bay and storage bay will resolve a State and Federal Regulatory deficiency that requires wash water to be captured before it is sent into a sanitary sewer system. Granby Public Library's present roof is 30 years old and degraded. The tennis courts at Salmon Brook Park are severely worn, to the point of being a safety issue. Sidewalk improvements along Salmon Brook Street to Salmon Brook Park will connect the town center with the park to improve pedestrian safety. Evonsion Farm land purchase would help retain open space and would be available for future town use. The purchase of generators would assist with sheltering during power outage emergencies, such as Hurricane Irene and Storm Alfred. An existing portable generator had to be shared between the Emergency Shelter established at the Senior Center and the pump station. This caused the town to evaluate their Emergency Shelter needs as well as generator needs. The plan to establish an Emergency Shelter at the Middle School would require a generator to supply energy.

Matt Wutka, Board of Education member explained the fields have been in review since the year 2000. The campus fields do not meet the needs for the High School and Middle School. They do not meet the ADA (Americans with Disabilities Act) requirements and with overuse of the fields, they cannot be maintained properly. Mr. Wutka presented information on the two projects concerning the schools. The expanded electronics lab is identified as being needed at the high school. This would double the square footage of the existing lab and meet OSHA requirements. The athletic fields project would include a six-lane regulation track with eight straight lanes. An artificial field would be within the track. There would be lighting for the track and field. A secondary artificial field and handicap accessible bleachers are planned as well as fencing for the fields. Also a press box is included in the design. The design, engineering, and contingency are all included in the cost.

Mike Guarco, Board of Finance Chairman spoke of the challenges we all face in this kind of economic climate. The town needs to be sensitive to the taxpayer. In addition, Board's need to watch out for the long-term interests of the town and its people by being fiscally prudent. Sometimes opportunities are there that are best to take advantage of now rather than putting it off until later. It seems the time is now for Granby to move forward with the opportunity to take advantage of low interest rates as well as low construction rates. The maximum cost in the peak year FY2016 to each of us will be a little over two percent of our tax bill.

MODERATOR Bogli asked if there were any comments.

Residents wanted to know the time line for the Silver Street Bridge. First Selectman Adams indicated the project could start approximately March/April this year and end approximately Oct/Nov this year. The bridge would be closed down during that construction time. Detours would be Northwoods Road and Doherty Road, with a one-way access.

Another concern of residents is the purchase of the Evonsion Farm. Why acquire the farm and what would the loss of taxes be. First Selectman Adams replied that the loss would be \$1,900 per year from the farm. The acquisition of the farm would give the town the opportunity to increase open space and have property to possibly use for schools, ball fields, and parks in the future. It is a good piece of flat land that would work well for all of these ideas and there is not much flat land left in Granby. We have to look well into the future for planning. Before any

purchase would take place, there would be a site assessment and testing for herbicides and pesticides.

Residents spoke out about the projects being bundled into a large package and they were not in favor of all the projects. They felt they were being forced into approving some projects in order to get other more needed projects approved. They felt it was a lot of money to be spending now for some of the projects.

Some residents that live on Salmon Brook Street look at the sidewalk project as a burden. Keeping the sidewalks clear of snow was a major concern. It was indicated that there was little communication between residents and the town about this project. First Selectman Adams indicated there would be negotiations with owners at such time as 75% of the design is done. He stated the town is trying to be reasonable and apologized for the lack of communication.

Many residents spoke in favor of all the projects and thought they would be good for the town. They thanked Board and Committee members for doing their job.

First Selectman Adams reported the government requires the town to bond the full amount of the projects before any expected grants could be applied. The town would credit back to principle and interest any excess.

The question was asked if Absentee Ballots were available. Town Clerk Karen Hazen replied they were available at the Town Clerks office during regular office hours. There will be no mailing of ballots because of the short time frame between the availability of ballots and the referendum vote.

There were no other questions or comments.

MODERATOR Bogli recessed the Special Town Meeting at 10:08 p.m. to referendum voting by machine (as stated in the Town Charter) on Tuesday January 17, 2012 at the High School Community Gym from 12:00 noon until 8:00 p.m.

ATTEST: Karen I. Hazen, Town Clerk

Dated at Granby, Connecticut this 12th day of January, 2012

ADJOURNED SPECIAL TOWN MEETING REFERENDUM  
January 10, 2012

By Charter, in the absence of TOWN MODERATOR Jason Bogli, First Selectman John Adams appointed Selectman Sally King as MODERATOR and she opened the polls at 12:00 noon. MODERATOR Bogli closed the polls at 8:00 p.m.

The results of the referendum were as follows:

Electors voted	1435
Yes votes	787

No votes                    648

RESOLUTION APPROVED

MODERATOR Bogli expressed condolences to the family of Edie Duncan who passed away unexpectedly this morning. She will be remembered for her many years of service to the town and in particular as a poll worker. A moment of silence was observed.

There was no other business to come before the Town Meeting. MODERATOR Bogli declared the meeting adjourned at 8:10 P.M.

Attest: Karen I. Hazen, Town Clerk  
Dated at Granby, Connecticut this 20<sup>th</sup> day of January 2012