

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5000



FINANCE COMMITTEE
MINUTES
FEBRUARY 24, 2020

Call to Order: The Chair called the meeting to order at 7:47 p.m. All present joined in the Pledge of Allegiance.

Roll Call: The clerk called the roll and recorded it as follows:

Present: Chairman Lisa Valenti, Vice Chairman Dawn Cantafio, Kevin Shively, Michael Miller, Lori Rosasco-Schwartz, Tony Scinto, Mary Isaac, Alternate

Absent: Donna Seidell

Also

Present: First Selectman Vicki A. Tesoro, Chief Administrative Officer Cynthia Katske, Town Council Chairman Mary Beth Thornton, Town Council members, Steve Lemoine, Eric Paulson, Joanne Orenstein, Joy Colon, Jason Marsh, Ashley Gaudiano, Thomas Whitmoyer, Fire Marshal Megan Murphy, Parks Director Dmitri Paris, Program Director Jill Geriac, Town Attorney Daniel Schopick, Director of Stern Village Harriett Polansky

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1. RESOLUTION TC28-54: Moved by Cantafio, seconded by Shively
BE IT RESOLVED, That the revised Field Use Policy Fee Schedule is hereby approved.
(Field Use Policy Fee Schedule Attached)

Mr. Paris explained the fee schedule would go into effect immediately after adoption. The sooner they can get something in place the easier the spring registration will be. The fee schedule is unique to Trumbull as is any other Town's fee schedule is unique to them. There is no apples-to-apples comparison that can be used. Their goal was to find equity in the amount paid for a relatable amount of time on a given field. Some fields require more care and maintenance, so they extrapolated the data to develop this fee schedule. They started with a revenue neutral approach but that wasn't successful. There was a disparity between user groups at the \$25 per-player rate, but it was a good starting point. In order to make the various leagues scheduling easier, the leagues took on a practice called

“blanketing”, which gave them free reign to do so in the three-tier group. Whatever they asked for they got, potentially blanking out the calendar. The department couldn’t rent it out even if there was an opportunity to do so. Services still went into preparing the field. The department decided to break it down into an hourly increment, the leagues get what they asked for and pay for what they have asked, no more. This disallows eliminates the “blanketing” effect, getting thirty fields when they only need two.

The only known is this schedule bring in the same amount of revenue from the user-groups they had last year, approximately \$90,000. It will also carve out openings for the possibility of other people to rent the fields. They have hit the ceiling at \$90,000. The Parks Commission also authored this schedule. The goal was 2-fold to make the cost equitable amongst the groups and to carve out more availability if there was an opportunity for more groups to use.

The change in ages from 18-19 and vice versa was because there are high schoolers that are 19 and also there are 18-year olds that are considered young adults not in high school.

The Park Rangers police these hours now. They will be taking the fees after the event for Group-3’s and invoice at the end of the month. They will give them a reasonable window to cancel without a fee and this also gives the Town time to cancel.

Mr. Paris explained the Tashua Knolls lights are not part of this policy. Tashua has a 2-timer system and are on every night at a given time, they aren’t the type of lights that have to be requested and switched on as is in the policy.

The Committee recommended Emergency Legislation.

VOTE: Motion CARRIED 5-1 (AGAINST: Scinto)

2. RESOLUTION TC28-55: Moved by Scinto, seconded by Cantafio
BE IT RESOLVED, That \$47,734 is hereby appropriated from the General Fund to Fire Marshal account # 01022800-581888.

Ms. Murphy explained the fire department speaks on a radio system, the system is antiquated and needs to get a new system. They were going to move to option “A”, but there would be 2-3 years of infrastructure to be built. At the end of August option “B” became available. Option “B” is going on the state platform which is the same network as the state police. They would be able to use their towers, but not speak on their frequency. This is state-of-the-art technology and will save the taxpayers \$4-6 million.

The radio equipment has to be purchased in order to be able to communicate. She put the money in the budget for the next fiscal year, but they have the opportunity to go with the fire departments and take advantage of their buying power plus get a 5-year extended warranty, which includes an accidental warranty. The portables are approximately \$8,000 each. If they wait until the new fiscal the cost will go to \$67,000 and lose the warranty.

The \$47,000 includes 3 portable radios, 1 mobile radio for the car, speakers and repeaters.

VOTE: Motion CARRIED unanimously (Scinto recused himself)

3. RESOLUTION TC28-56: Moved by Shively, seconded by Cantafio
BE IT RESOLVED, That a resolution entitled "RESOLUTION APPROPRIATING \$12,000,000 FOR THE ACQUISITION OF REAL PROPERTY (2020) FOR OPEN SPACE, RECREATION AND OTHER TOWN PURPOSES AND AUTHORIZING THE ISSUE OF \$12,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE is hereby approved. (Full Resolution Attached)

Attorney Schopick explained this is a continuation of land acquisition. There have been three authorizations to date, in 1998, 1999 and 2006. A total of \$30,000,000 authorized. Some properties are still in the Town's inventory while others were sold with deed restrictions.

The current Land Acquisition Committee have been looking at properties. This is a request for a \$12,000,000 bond authorization, the BOF approved it at \$10,000,000. They are only requesting this committee to approve \$10,000,000. Attorney Schopick distributed a list of properties purchased through land acquisition, (see attached).

Moved by Rosasco-Schwartz, seconded by Miller to enter Executive Session to discuss pending negotiations.

Mr. Shively noted the bond authorization makes money available it doesn't mean they will spend the full amount. It doesn't need to be in the capital plan. It has been determined it could be a separate bond authorization. The general practice is the purchase goes through with notes and at some point, when there is a larger group of appropriations that are ready to go to bond the Town puts out the total bonded package. If the authorization is approved that doesn't mean that the total would be spent or that the Town would start to pay interest on the total authorized They would only pay interest on what is used. Mr. Shively explained any purchase with the bond authorization would still need to come before the Town Council for approval.

Attorney Schopick further explained the BOF has approved the authorization and has sent it to the Council. If this body wanted to increase the BOF approved amount it would take a 2/3 vote of the Council. If it stays at the BOF approved amount it would require a simple majority vote.

When they have a proposed purchase, they would enter into a contract subject to approval from the P&Z Commission for the 8-24 approval. If the P&Z recommends against it would still come to the Council to override. Assuming the P&Z Commission does recommend the purchase, the final purchase comes to the Town Council. Mr. Shively

noted that if such an opportunity came up and this wasn't enacted it would make it more difficult for the Town to move on it. Attorney Schopick noted the prior authorizations have been spread out over many years as reflected on the attached spreadsheet.

Attorney Schopick confirmed there is still \$1.7 million from the prior authorization therefore if they did approve the \$12 million there would be \$13.7 in total available.

VOTE: Motion CARRIED 5-1 (AGAINST: Shively)

The Finance Committee entered into Executive Session at 8:13 p.m. with the following people present: Finance Committee members Lisa Valenti, Chairman, Dawn Cantafio, Vice Chairman, Kevin Shively, Michael Miller, Lori Rosasco Schwartz, Tony Scinto, Mary Isaac, Alternate, First Selectman Vicki A. Tesoro, Town Council Chairman Mary Beth Thornton, Town Attorney Daniel Schopick and Economic Development Director Rina Bakalar.

Moved by Scinto, seconded by Cantafio to end Executive Session.

VOTE: Motion CARRIED unanimously

The Finance Committee ended Executive Session at 8:49 p.m.

Moved by Shively, seconded by Cantafio to reduce the amount from \$12,000,000 to \$10,000,000. VOTE: Motion CARRIED unanimously

VOTE: Motion as amended CARRIED 4-1-1 (AGAINST: Scinto) (ABSTENTION: Rosasco-Schwartz)

There being no further business to discuss the Finance Committee adjourned at 8:51 p.m. by unanimous consent.

Respectfully Submitted,

Margaret D. Mastroni
Town Council Clerk

RESOLUTION TC28-56

RESOLUTION APPROPRIATING \$12,000,000 FOR THE ACQUISITION OF REAL PROPERTY (2020) FOR OPEN SPACE, RECREATION AND OTHER TOWN PURPOSES, AND AUTHORIZING THE ISSUE OF \$12,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$12,000,000 is appropriated for the acquisition of real property or interests therein, including any easement, covenant or agreement concerning development, slope, riparian or similar rights, for the purpose of preserving open space and recreational spaces-including spaces for recreational facilities- developing senior or other housing, fostering economic development, and to meet any other real property requirements of the Town as may be determined from time to time by the Town Council. Said appropriation may include expenses for the construction of facilities related to the acquisition, such as recreational facilities, infrastructure improvements, and code compliance improvements, and for appraisal, testing, environmental remediation, surveying, title insurance and such other expenses necessary or appropriate for such acquisition, including expenses for acquisition by eminent domain, and including administrative, printing, legal and financing costs related thereto. Each acquisition of land or interest therein shall be approved by the Town Council. The Director of Finance is authorized to establish a fund within which to deposit the proceeds of bonds, notes or other obligations issued pursuant to this resolution..

Section 2. To meet said appropriation \$12,000,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date, or such later date as may be allowed by law. Said bonds may be issued in one or more series as determined by the First Selectman and the Town Treasurer (hereafter the Town Officials), and the amount of bonds of each series to be issued shall be fixed by the Town Officials, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. Capital project revenues, including bid premiums and investment income derived from investment of bond proceeds (and net investment income derived from note proceeds) are authorized to be credited by the Director of Finance to the project account and expended to pay project expenses customarily paid therefrom. The remaining appropriation and bond authorization shall be reduced by the amount of capital project revenues so credited. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, or, be combined with other bonds of the Town and such combined issue shall be in the denomination per aggregate maturity of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Town Officials, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Town Officials, which bank or

trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Town Officials, and be approved as to their legality by Joseph Fasi LLC, Attorneys-at-law, Bond Counsel of Hartford. They shall bear such rate or rates of interest as shall be determined by the Town Officials. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon and will be paid from property taxation to the extent not paid from other sources. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Town Officials, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Town Officials, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, auction, or similar competitive process at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be approved by the Town Officials.

Section 4. The Town Officials are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Town Officials, bear the Town seal or a facsimile thereof, be payable at a bank or trust company designated by the Town Officials, be approved as to their legality by Joseph Fasi LLC, Attorneys-at-law, Bond Counsel of Hartford, and be certified by a bank or trust company designated by the Town Officials, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon and will be paid from property taxation to the extent not paid from other sources. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days

prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of Finance or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The Town Officials, are hereby authorized to exercise all powers conferred by section 3-20e of the general statutes with respect to secondary market disclosure and to provide annual information and notices 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.

Section 7. It is hereby found and determined that it is in public interest to issue all, or a portion of, the Bonds, Notes or other obligations of the Town as qualified private activity bonds, or with interest that is includable in gross income of the holders thereof for purposes of federal income taxation. The Town Officials are hereby authorized to issue and utilize without further approval any financing alternative currently or hereafter available to municipal governments pursuant to law including but not limited to any "tax credit bonds" or "Build America Bonds" including Direct Payment and Tax Credit versions.

LAND ACQUISITION					
			Bonding Authorizations		Amount Expended
Bond Authorization		10,000,000	9/22/1998		
HUNTINGTON TPKE (DIRIGO)			8/11/1999		1,400,000.00
4654 MADISON AVENUE (KACHELE)			8/19/1999		1,590,000.00
34 ACRES FRENCHTOWN ROAD			10/1/1999		4,519,772.00
OLD TOWN ROAD (NEAR OAK VIEW)			12/13/1999		375,000.00
329 WHITE PLAINS RD			1/22/2000		16,000.00
HILLANDALE-Deposit			12/1/1999		50,000.00
HILLANDALE			1/28/2000		2,150,000.00
Bond Authorization		10,000,000	10/14/1999		
TASHUA TREE FARM \$4,500,000			10/25/2001		100,000.00
			3/31/2002		4,501,338.00
TOWN HALL ANNEX/RENOV \$910,000			4/22/2002		440,000.00
			12/9/2002		360,000.00
			1/03-11/06/0		97,781.00
WAGNER TREE FARM \$2,000,000			6/30/2003		2,000,000.00
MISC. BONDING COSTS, APPRAISALS					163,594.00
86-88 TAITTS ROAD			2004/2005		918,456.59

RTE 25-2.9 ACRES-FROM STATE			2003		1,000.00
WHITNEY AVENUE-.99 ACRES-FROM STATE			2003		1,000.00
6175 MAIN STREET			1/31/2005		1,000.00
MISC. BONDING COSTS					9,388.99
		20,000,000			
Bond Authorization		10,000,000	2/6/2006		
		30,000,000			
PURCHASES APPROVED-Bonded 9/2008			FYE 6/07		1,800,000.00
8 SHELTON ROAD-PURCHASED			DEP 06/08		51,250.00
1734 HUNTINGTON TPKE			FYE 06/07		3,455,000.00
1445 HUNTINGTON TPKE-PURCHASED			FYE 07/08		829,052.46
1/15/2008 PARCEL 72-1964 FOX RD			FYE 6/08		
LOT 32-WEST LAKE-THRU g/ \$50,213			FYE 06/07		45,918.01
CLOSING COSTS/CLERICAL					978,876.50
1734 HUNTINGTON-DEPOSIT					
			FYE 6/08		18,397.30
CLERICAL/APPRISALS			FYE 6/08		24,893.54
CLOSING COSTS					
			FYE 08/09		4,272.50
CLERICAL/APPRISALS					(25,000.00)
TRINITY CHURCH RECEIPT					22,563.34
		30,000,000			

LAND ACQUISITION								
				Bonding Authorizations	Amount Expended			
Activity 7/1/2015-6/30/2016								
Purchase of 85 Church Hill					272,148.54			
Purchase of 93 Church Hill-deposit					38,500.00			
Purchase of 93 Church Hill					347,841.84			
Purchase of 2 So Edgewood Ave					340,717.17			
Fians, Stephanie					358.64			
Appraisals					500.00			
Cash Receipt-Cohen Wolf					219.04			
Purchase of 77 Old Church Hill					479,931.60			
Bonded 8/2017								
Bonding costs (9/17 and 11/17)					11,968.01			
Martin Carrie-77 Old church Hill					7,471.00			
Viminl Valuations- Hardy Lane					5,165.00			
Not yet bonded (206 Lake Ave net of Reimb FEMA)					124,311.67			
(\$497,300.67 and 75% FEMA \$372,989)								
Balance as of 2/13/2020				30,000,000				
Authorized and Unissued as of 8/2017				1,749,000				