

**MINUTES
BOARD OF DIRECTORS
SPECIAL MEETING AND PUBLIC HEARING
AUGUST 24, 1999
LINCOLN CENTER HEARING ROOM
7:30 P.M.**

PRESENT: Chairman Cassano, Vice-Chairman Howroyd, Secretary Negri, Directors Morancey, Hachadourian, McMahon, Crockett, Thompson and Becker (arrived 7:43).

ALSO: General Manager Sartor, Superintendent of Schools Beitman, Finance Director Desmarais, Public Works Director Lozis and Public Works Administrator Guarnaccia.

ABSENT: Deputy Manager Werbner and Town Attorney Darby

The meeting was called to order at 7:35 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Chairman Cassano.

There was an announcement that due to technical reasons the meeting would not be televised live this evening, but taped and televised several times over the next couple weeks.

There will be two public hearings this evening. The first is referred to as the public works project and the second the school bond project.

Chairman Cassano began:

I hereby convene a public hearing for the \$2,630,000 appropriation and bond authorization for the capital improvement projects and \$110,742,000 appropriation and bond authorization for the school improvement projects. The resolutions which are the subject of this public hearing are available to the public and copies may be obtained at the Town Clerk. There are copies as you come in.

Chairman Cassano entertained a motion to read the summary of the first proposed resolution and to waive the reading of the entire resolution incorporating its full text into the minutes of this meeting as follows:

An appropriation of \$2,630,000 to be added to the Capital Accounts of the 1999-2000 budget for the purpose of paying costs of capital improvement projects, including but not limited to, Hartford Road

reconstruction, North Main Street bridge reconstruction, Community YMCA building repairs, Mary Cheney Library roof, River restoration improvements, Hollister Street storm drainage improvements, Senior Center building improvements, Skateboard park construction, sidewalk repair, replacement and removal and financing said appropriation by the issuance of general obligation bonds of the town and notes in anticipation of such bonds in an amount not to exceed \$2,630,000.

Secretary Negri moved and Director Crockett seconded a motion to read the summary of the first proposed resolution.

		<u>Roll</u>	<u>Call</u>	<u>Vote</u>
<u>Cassano</u>	yes	Hachadourian		yes
Howroyd	yes	McMahon		yes
Negri	yes	Crockett		yes
Morancey	yes	Thompson		yes

Director of Finance Desmarais and Public Works Administrator Guarnaccia commented as to the need of the proposed resolution.

Chairman Cassano asked Mr. Desmarais for the tax impact on this item. He stated that at its peak the public works capital improvement issue would cost about \$15 a year for the average taxpayer.

Chairman Cassano opened the public hearing at this time.

Al Lutz, 9 Stephens Street, thought that the town should have a better description of its share of the cost of each of the projects. He had a concern of co-mingling of funds.

Bob Samuelson, 108 Hemlock Street, spoke regarding concerns he had about the skateboard park at Center Springs Park. He thought Robertson Park would make a better alternate location.

Terry Werkhoven, 88 Santina Drive, had no objection to the Hartford Road project. He had a concern about the drainage on Gerard Street. He has a concern about flat roofs on buildings and a built up roof on the library. He had concerns about liability regarding the skateboard park.

Stephanie Knybel, 138 Bobby Lane, spoke regarding the skateboard park. With a skateboard park in town, the skaters will have a safe, supervised and well-maintained environment to skate and use their skills. She urged that the Board put this in the Public Works referendum question. She read a letter from Terry Monz, Chairperson of the Needs Committee for the Skate Park.

Leah LaPointe, 144 Campfield Road, addressed the situation on Hartford Road and the fact that sewers from Campfield Road do not go into Hartford Road sewers. She asked that someone look into it.

Tom Stringfellow, 183 Hillstown Road, gave his support to any type of repairs that need to be done in Town. He supported the skateboard park but was concerned about safety.

Marjorie Johns-Bunce, 250 Greenwood Drive, spoke in favor of the skateboard park and urged people to support this park.

Chris O'Brien, 111 Leland Drive, a member of the Skatepark Committee, who worked on liability issues stated that all liability issues were addressed in the report submitted to the Board.

Don Rouillard, 61 Crestwood Drive, stated that his biggest concern regarding the Skatepark is the liability issue. He thought the town is taking a big risk.

Dan Moran, 272 Charter Oak Street, supported the public facilities referendum.

Leslie Frey, 30 Florence Street, stated that she has been in insurance claims for 20 years and said that she thought that people aren't aware of the exposure the town faces with the skateboard issue. She thought this item should be a separate issue to be voted on.

Tony Adamczyk, 50 Coolidge Street, spoke in favor of the skateboard park. He thought that there are liability issues with any town facility that is unsupervised. He urged approval of this whole bond referendum.

Tyler O'Brien, 111 Leland Drive, spoke in favor of the skateboard park. He said that he just needs a place to skateboard without getting in trouble.

John Farr, 21 Westminster Road, spoke in favor of the skateboard park.

Bill Ogden, 137 Branford Street, wanted to know if these would be separate questions on

the ballot. He thought they should be separate.

Jack McVeigh, 21 Sunny Brook Drive, spoke in favor of improvements on Hartford Road. He was in favor of the roof on the library. He thought the town attorney should make a presentation at a Board meeting to address liability issues for the skateboard park.

He asked to see what the town's debt is today and how much these proposed bonds are going to add to that debt. He said the voters need to know how much this bond referendum will cost them. He thought the skateboard park should be highly visible.

Chairman Cassano closed the public hearing on this item at this time. He made a few comments on the public hearing.

Chairman Cassano entertained a motion to read the summary of the second proposed resolution and to waive the reading of the entire resolution incorporating its full text into the minutes of this meeting as follows:

An appropriation of \$110,742,000 to be added to capital accounts of the 1999-2000 Budget for the purpose of paying the costs of school improvement projects, including but not limited, to the purchase of equipment and the repair, renovation and reconstruction of ten (10) elementary schools and sites as presented by the Board of Education and Building Committee in the School Facility Project and financing said appropriation by the issuance of general obligations bonds of the Town and notes in anticipation of such bonds in an amount not to exceed \$110,742,000 or so much as may be necessary after deducting grants therefore in an amount estimated to be approximately \$36,337,000.

Director Thompson moved and Secretary Negri seconded a motion to read the summary of the second proposed resolution.

		<u>Roll</u>	<u>Call</u>	<u>Vote</u>
<u>Cassano</u>	yes	McMahon		yes
Howroyd	yes	Crockett		yes
Negri	yes	Becker		yes
Morancey	yes	Thompson		yes
Hachadourian	yes			

Superintendent of School Alan Beitman made a brief presentation on the school bond referendum. Director of Finance Alan Desmarais prepared estimates of projected taxes based on the lowest reimbursement from the State as well as the highest reimbursement. He stated that the first assumption is that the issuance dates would closely follow the architects' planned cash flow. That's important, because the issuance of the bonds forces the payment of debt service in that fiscal year. We assume that 25% of the bonds would be issued January 2001, 25% January 2002 and 50% in January 2003. The assumption at a mill would be worth \$2,718,000 and that the average tax payer has \$108,800 of assessed property. That's approximately a \$140,000 market value home as of 1990 and about \$12,000 worth of cars. The minimum state reimbursement of \$36,337,000 is approximately 32.81% of the total cost of the project. The maximum state reimbursement represents approximately 46.53% of the total cost of the project, the mid point of those being \$43,930,000 and 39.67%. In fiscal 2003 and 2004 we will have the highest impact of debt service from this project and the estimates would be \$245.00 for that year for the highest amount of state reimbursement to \$306.00 for the lowest amount of state reimbursement. The amount of taxes will fall after that peak year and will continue to decline on a proportional basis for another 17 years until the last issue is paid off.

Chairman Cassano opened the public hearing at this time.

Al Lutz, 9 Stephen Street, spoke that this tax increase represents only one half of the project including the re-valuation. He did not support the proposed school bond issue. He described the Lutz plan. He stated that he was in favor of presenting to the voters a total package of all school plans so they have the total price. He felt the critical need is at the high school.

Keith Carson, 45 Kane Road, spoke in favor of the school bond issue. He thought that we should look to the future to create a better town.

Dani Stephens, 122 Bryan Drive, spoke in favor of postponing the referendum until such time as all the loose ends are tied up and the proposal has sufficient backing to guarantee its success.

Marjorie Johns-Bunce, 250 Greenwood Drive, asked how did the school get in such disrepair and how will the re-valuation affect her status as a tax payer. She supported the school bond referendum.

Bob Samuelson, 108 Hemlock Street, wanted all options available for taxpayers. He thought putting this proposal on bond is unbusinesslike practice.

Tom Stringfellow, 183 Hillstown Road, spoke in favor of the school bond referendum. He stressed the need for ADA and OSHA requirements. He stressed good workmanship and good quality of materials. He asked that it be cost effective.

Bob Mumford, 61 Hilltop Drive, volunteers with his wife at the elementary schools. He felt that the renovations of the schools are necessary. We have to do our best to keep up with technological advances to provide our children with the skills they need now and as their education progresses.

Stephanie Knybel, 138 Bobby Lane, supported the school bond issue.

Don Rouillard, 61 Crestwood Drive, supported the school bond issue but wanted the Board of Directors to make sure that the schools are properly maintained. He wanted the administrators to use the latest technology in security.

Linda Conway, 202 Mountain Road, teacher at Buckley, spoke in favor of the school bond issue. She would like to have music and art rooms to be proud of.

Terry Werkhoven, 88 Santina Drive, had serious reservations on what he sees and reads. He asked for explanation on joint use of the recreation facilities for \$2.5 million. He asked for specifications on the eyebrows of the roof.

Jack McVeigh, 21 Sunny Brook Drive, asked what this bond issue will add to the debt plus what the total bond issue for all of our past debt that we now carry is going to be. He supported the renovation of school but asked do we have to do it all at once so it doesn't have such a big effect on us tax wise.

Paula Moeremans, 40 Jeffrey Alan Drive, supported the school referendum and encouraged people to tour the schools.

Milt Perlman, 3 Sanford Road, asked why the schools have not been maintained. He felt that the high school should be renovated first because that's where the problems are.

Dick LaPointe, 55 Wadsworth Street, stated before the school bond issue gets passed he needs a guarantee that the maintenance will be done properly.

Dan Moran, 272 Charter Oak Street, thought this school bond issue was a little bit too much, too soon and too late. He thought this should be put off and other alternatives be considered.

David Sheridan, 24 Yale Drive, still had reservations about the school bond issue. He agreed that the schools are important, that they should be renovated and modernized, and he's willing to pay for it if it is reasonable and cost effective. He felt that the referendum question as it stands right now lacks a lot of focus.

Craig Lappen, 196 Timrod Road, Board of Education Chairman, assured the Board of Directors and the community that the Board of Education considers this process to be a work in process. The job isn't finished yet and the community deserves to know to the best of the Board's ability what the costs of renovations to the middle school and high school will be, and also, as we get the information from the state with respect to the reimbursement rate, that we take a look at what we have proposed and determine whether any changes should be made. The commitment of the Board of Education is to bring the schools up to a standard that we all expect here in Manchester.

Jonathan Mercier, 63 Jensen Street, Board of Education Director, endorsed everything that Craig said. He stated that he felt that to wait another year is ill founded because delay will cost us money and we know what we want to do with the elementary schools now.

Bill Ogden, 137 Branford Street, stated they he understood that the kids need schools but felt that the Board's had let the community down by not maintaining them. He wanted to know how much it was going to cost in taxes.

Winthrop Porter, 70 Columbus Street, stated that he thought that the Board was trying to put this referendum through on a low year of voters coming out to vote. He thought it should be put to referendum next year.

Chairman Cassano closed the public hearing at this time.

Director Thompson moved and Secretary Negri seconded a motion to recess the meeting to Tuesday, August 31, 1999 at 7:30 p.m. Nine voted in favor.

Adjournment: 10:05 p.m.

/jld

APPROVED:

ATTEST:

SECRETARY, BOARD OF DIRECTORS
MANCHESTER, CONNECTICUT