

MINUTES OF SPECIAL TOWN MEETING  
OF THE TOWN OF DEEP RIVER  
HELD JULY 1, 2010

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of Deep River, Connecticut, was held in the Town Hall Auditorium, 174 Main Street, in the Town of Deep River, Connecticut, on Thursday, July 1, 2010 at 7:00 p.m.

Richard H. Smith was chosen as moderator of the meeting and Amy M. Winchell acted as clerk.

In the absence of objection the reading of the notice of the meeting was waived. The notice was published in the Middletown Press on June 24, 2010, and is recorded in these records immediately preceding these minutes.

Item 1.

The Moderator called for the presentation of the resolution warned under item 1 of the notice approving an appropriation and borrowing authorization for the Deep River VFD Headquarters Building Expansion and Renovation Project. Upon motion duly made by John Kennedy, seconded by Dennis O'Keefe, and adopted, the reading of the full text of the resolution into the minutes was waived, copies of the resolution having been made available to those in attendance. A copy of the full text of the resolution is recorded following these minutes.

The reports of the following Town boards were presented recommending the project appropriation and borrowing authorization: the Board of Selectmen and the Board of Finance. The report of the Planning and Zoning Commission was presented approving the proposed project pursuant to Section 8-24 of the Connecticut General Statutes. The Moderator then stated that the meeting was open for discussion of the foregoing resolution. The following comments were made:

Robert Raymond, Chairman of the Building Committee, made a presentation detailing the changes made from the previous plan that cost \$3.8 million and was voted down in a referendum held November 13, 2007. The new plan calls for a truss roof and a slightly larger footprint to accommodate a stairway. It will add 1500 square feet upstairs and 5000 square feet downstairs including a 10 foot "bump-out" to accommodate a longer vehicle. Costs were saved by not adding a full second floor. The addition of an exercise room will help keep insurance costs lower and boost morale. The bunk will be for stormy nights when repeated calls make standing by at the fire house all night necessary. This addition should serve the department's needs for the next 50 years. The department-owned house next door will be used for storage of personnel records.

The current Fire House has not been renovated since 1961. It does not aesthetically compare with other area towns and is at a gateway to our community. A nicer looking Fire House will help bring in new residents and boost enrollment in the Fire Department. While the attractiveness of the building is important, many of these upgrades are necessary for code

compliance. The large meeting room, or multi-purpose room, is necessary to eliminate having to move vehicles outside for meetings. They would need to be kept running in the winter to prevent freezing. This room would also be used for regional meetings and as an emergency shelter if necessary. It was agreed that the volunteer Fire Department and Ambulance Association were an excellent benefit for this town.

Dennis Dix, acting as the town's financial advisor on this project, presented the plan for funding this project. The town has paid off the sewer bond and the elementary school bond and has no other outstanding debt in our budget. We do owe on the regional school bond but that is a separate budget. There would be no interest this year but \$58,000 interest charged for the 2011-2012 budget year. This would be a 20 year bond with inflation built in and the maximum increase in the mill rate would be 1/3 mill in two years. There will be effort put into getting grants but they tend to be very specific and difficult to work with.

Item 2:

Following the close of discussion on the resolution presented under item 1 of the notice, a motion was made by John Kennedy, seconded by Lillian Beardsley to adopt the resolution as read in item 1 and send it to referendum:

RESOLVED, that this town meeting be adjourned to a referendum vote on the resolution considered pursuant to item 1 of the Notice to be held on Tuesday, July 13, 2010 between the hours of 12:00 noon and 8:00 p.m. in the normal polling places in the Town.

Upon motion duly made and seconded, the foregoing resolution was adopted unanimously by voice vote.

The Moderator declared that the town meeting was adjourned to a referendum vote on Tuesday, July 13, 2010, between the hours of 12:00 noon and 8:00 p.m., and that the resolution would be submitted to referendum vote under the following heading:

**“SHALL THE TOWN OF DEEP RIVER APPROPRIATE \$2,400,000 FOR THE DEEP RIVER VFD HEADQUARTERS BUILDING EXPANSION AND RENOVATION PROJECT, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”**

Voters approving the resolution will vote “Yes” and those opposing said resolution will vote “No”. Electors will vote at the following polling places:

Deep River Library Community Room, 150 Main Street, Deep River, CT.

Persons qualified to vote in town meetings who are not electors will vote at:

Deep River Library Community Room, 150 Main Street, Deep River, CT.

Absentee ballots will be available from the Town Clerk's office.

The town meeting adjourned at 8:30 p.m. for a referendum vote on the resolution under item 1 of the Notice.

ATTEST: Amy M. Winchell  
Deep River Town Clerk

The following is a full copy of the Bond Resolution text.

**RESOLUTION APPROPRIATING \$2,400,000 FOR THE DEEP RIVER VFD HEADQUARTERS BUILDING EXPANSION AND RENOVATION PROJECT, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION**  
RESOLVED,

1. That the Town of Deep River appropriate TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000) for: (A) costs in connection with the design, construction, furnishing and equipping of expansion of and renovations to the Deep River Volunteer Fire Department Headquarters located at 57 Union Street in Deep River, contemplated to include: (i) an addition to provide for an expanded bay area, additional mechanical, storage and kitchen space, relocation of the radio room, provision of laundry, shower, lounge and bunk area facilities and training / meeting / conference and exercise rooms, and relocation within the building of the Fire Chief's and other Fire Department personnel office space, (ii) improvements to the existing building including various exterior improvements, window replacement, building system improvements and code compliance improvements, and (iii) related work and building and site improvements (estimated at \$2,300,000); and (B) costs in connection to the financing of the foregoing project (estimated at \$100,000). The project is contemplated to be undertaken substantially in accordance with conceptual plans prepared by BL Companies, Inc., dated April 20, 2010 and entitled "Preliminary Conceptual Plans for Deep River Volunteer Fire Department Headquarters, 57 Union Street, Deep River, Connecticut." The appropriation may be spent for design, construction and implementation costs, equipment, furnishings, materials, site improvements, architects' fees, engineering fees, other consultants' fees, legal fees, net temporary interest and other financing costs, and other expenses related to the project. Upon the recommendation of the Fire House Building Committee established by the Board of Fire Commissioners for the project, the Board of Selectman and the Board of Fire Commissioners are authorized jointly to determine the scope and particulars of the project and to reduce or modify the scope of the project, and the entire appropriation may be expended on the project as so reduced or modified.

2. That the Town issue bonds or notes in an amount not to exceed TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

4. That the Selectmen, or a majority of them, and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds or notes. The Selectmen, or a majority of them, and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Selectmen, or a majority of them, and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

7. That the Selectmen, or a majority of them, and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

8. That the Fire House Building Committee is authorized to approve design, construction and other expenditures for the project pursuant to contracts approved by the Board of Selectmen and the Board of Fire Commissioners, and to exercise such other powers necessary or appropriate to complete the project as are delegated to the Committee by the Board of Selectmen and the Board of Fire Commissioners. Fire House Building Committee members shall not receive any compensation for their services. Necessary expenses of the Fire House Building Committee shall be included in the cost of the project. The records of the Fire House Building Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the project, the Fire House Building Committee shall make a complete report and accounting to the Selectmen and the Town.

9. That the Board of Selectmen, the First Selectman, the Treasurer, the Board of Fire Commissioners, the Fire House Building Committee and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.