

**MINUTES – DRAFT**  
**PLAINVILLE TOWN COUNCIL**  
**SPECIAL MEETING**  
**VIRTUAL VIA ZOOM**  
**Tuesday, February 13, 2024 – 7:00pm**

- I. Call to order**
- II. Adoption of proposed Ordinance entitled, “Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville and Authorizing the Issue of Bonds and Notes to Finance the Portion of the Appropriation not Defrayed from Grants”**
- III. Establishment of referendum dates for proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance.**
- IV. Authorization of expenditure from the Unclassified Account for conduct of referendum on proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance.**
- V. Authorization of Preparation, Printing and Distribution of explanatory text with respect to the referenda on the proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance and authorization of expenditures from the Unclassified Account therefor.**
- VI. Adjournment**

**I. Call to Order**

The special meeting was called to order at 7:00 pm. Present were Chairman Wazorko, Vice Chairwoman Morante, Council members Christopher, Gediman, Hurley, Tompkins, Underwood; Town Manager Paulhus, Assistant Town Manager Cirioli, Town Attorney Borea and Town Clerk Arena.

- II. Adoption of proposed Ordinance entitled, “Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville and Authorizing the Issue of Bonds and Notes to Finance the Portion of the Appropriation not Defrayed from Grants” – as listed on the addendum.**

Vice Chairwoman Morante motioned to adopt proposed “Ordinance entitled, “Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville and Authorizing the Issue of Bonds and Notes to Finance the Portion of the Appropriation not Defrayed from Grants” – as listed on the Addendum. The motion was seconded by Councilwoman Christopher and passed 7-0.

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- III. Establishment of referendum dates for proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance.**

Vice Chairwoman Morante motioned to adopt Resolution to establish referendum dates for proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance, as listed on the Addendum. The motioned was seconded by Councilman Gediman. The motion passed 6-1 with Councilwoman Tompkins voting against.

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**IV. Authorization of expenditure from the Unclassified Account for conduct of referendum on proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance.**

Vice Chairwoman motioned to adopt a Resolution authorizing expenditures for conducting a referendum on proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance, as listed on the Addendum. The motion was seconded by Councilman Hurley and passed 7-0.

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**V. Authorization of Preparation, Printing and Distribution of explanatory text with respect to the referenda on the proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance and authorization of expenditures from the Unclassified Account therefor.**

Vice Chairwoman Morante motioned to adopt a Resolution Authorizing Preparation, Printing and Distribution of Explanatory Text for proposed Middle School of Plainville Renovations and Improvements Project Bond Ordinance, as listed on the Addendum. The motion was seconded by Councilman Hurley and passed 7-0.

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**VI. ADJOURNMENT**

At 7:25 pm Councilman Underwood motioned to adjourn. The motion was seconded by Councilman Gediman and passed 7-0.

Respectfully submitted by,

Cindy Arena, Town Clerk &  
Clerk of the Town Council

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**“ORDINANCE APPROPRIATING \$61,915,000 FOR RENOVATIONS AND IMPROVEMENTS TO THE MIDDLE SCHOOL OF PLAINVILLE, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS”**

“BE IT ORDAINED by the Town Council of the Town of Plainville in meeting duly assembled:

“SECTION 1. That the Town of Plainville appropriate SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000) for costs related to the design, construction, acquisition, installation, furnishing and equipping of renovations and improvements to the Middle School of Plainville, contemplated to include but not limited to such renovations and improvements intended to qualify the project for “renovate as new” status under the State of Connecticut school building project grant program, demolition and replacement of various building structures and mechanical, electrical, plumbing and fire protection systems, structural and other renovations to classroom areas, athletic areas and facilities, administration areas, mechanical rooms, and lavatories, roof replacement, replacement of windows, interior and exterior doors, replacement of ceiling tiles, casework, and floor finishes, repainting of existing walls, removal of various asphalt pavement, walks and playscapes, reconfiguration and paving of parking areas, installation of concrete walkways and asphalt walkways, regrading of fields, reconstruction of athletic fields and grounds, provision of handicap access to all site facilities, improvements to storm management system of gutters and piping, installation of new site lighting, installation of pavers, landscape improvements and fencing, and related improvements and appurtenances (the “Project”). The appropriation may be spent for design, construction, acquisition and installation costs, equipment including but not limited to building systems and technology equipment, furnishings, materials, site improvements, architects' fees, engineering and other consultant fees, legal fees, grant application and administration costs, net interest on borrowings and other financing costs, and other expenses related to the Project, including the preparation of schematic drawings and outline specifications for each of the Projects. The Capital Projects Building Committee is authorized to determine the scope and particulars of the Project and to reduce or modify the Project, and the entire appropriation may be spent on the Project as so reduced or modified. The Town anticipates that it will receive approximately \$40,466,593 in State of Connecticut school building project grants to offset in part the cost of the Project.

“SECTION 2. That the Town issue bonds or notes in an amount not to exceed SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000) to finance the appropriation for the Project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the Project. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 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.

“SECTION 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 SIXTY-ONE MILLION NINE HUNDRED FIFTEEN THOUSAND DOLLARS (\$61,915,000). 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.

“SECTION 4. That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager 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 designate a

bond counsel to approve the legality 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.

“SECTION 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 (except to the extent reimbursed from grant moneys) 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 Town Manager 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 ordinance, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

“SECTION 6. That the Town Manager 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.

“SECTION 7. That the Capital Projects Building Committee is authorized to act as a school building committee for the Project, and to exercise such powers and duties consistent with its charge as are necessary or appropriate to complete the Project. Necessary expenses of the Committee shall be included in the cost of the Project. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the Project, the Committee shall make a complete report and accounting to the Town Council and the Town.

“SECTION 8. That the Town Manager, the Treasurer, Board of Education and other proper officers or officials of the Town are each authorized to apply to the State Commissioner of Education for and to accept or reject state or other grants for the Project, to file applications with the State Board of Education or other grantors, to execute grant agreements for the Project, and to file such documents as may be required by the State Board of Education or other grantors to obtain grants for the costs of financing the Project. Any grant proceeds may be used to pay costs of the Project or principal and interest on bonds, notes, or temporary notes.

“SECTION 9. That the Town Manager, the Treasurer, the Board of Education, the Capital Projects Building Committee and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds or notes and obtain grants to finance the aforesaid appropriation.

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#### **4-2024**

“**RESOLVED**, That pursuant to Section 11 of Chapter III of the Charter of the Town of Plainville, the ordinance entitled “Ordinance Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants” be voted upon at referendum to be held at the Plainville Fire House, 77 West Main Street in Plainville between the hours of 6:00 a.m. and 8:00 p.m. on Tuesday, March 19, 2024 under the following heading:

“SHALL THE TOWN OF PLAINVILLE APPROPRIATE \$61,915,000 FOR RENOVATIONS AND IMPROVEMENTS TO THE MIDDLE SCHOOL OF PLAINVILLE, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED FROM GRANTS?

2/13/2024

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## 5-2024

**“RESOLVED,** That the expenditure of funds from the Unclassified Account is authorized for conduct of the referendum to be held on Tuesday, March 19, 2024 on the ordinance entitled “Ordinance Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville, And Authorizing The Issue Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants”.

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## 6-2024

**“BE IT RESOLVED,** That the Town Clerk is authorized and directed to prepare a concise explanatory text regarding the ordinance entitled “Ordinance Appropriating \$61,915,000 For Renovations and Improvements to the Middle School of Plainville, And Authorizing The Issue Of Bonds And Notes To Finance the Portion Of The Appropriation Not Defrayed From Grants”, such text to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, and the expenditure of funds from the Unclassified Account is authorized for the costs for the preparation, printing and distribution of such explanatory text.