

SPECIAL TOWN MEETING
April 14, 2015
MINUTES

A special town meeting of the electors and those qualified to vote at the town meetings of the Town of Lebanon was held on Tuesday, April 14, 2015 at the Fire Safety Complex, 23 Goshen Hill Road. Audience: 24

Selectman Linda Finelli called the meeting to order at 7:30 PM.

The meeting was opened with the Pledge of Allegiance.

Selectman Linda Finelli then called for nominations for moderator.

Moved by Sandra Tremblay seconded by Jan Van Woerkom, to appoint Al Vertefeuille as moderator. Vote called – Motion passed

Moved by John Bendoraitis, seconded by Jan Van Woerkom, to wave the reading of the call of the meeting. Vote called – Motion passed

Moved by John Bendoraitis, seconded by Jan Van Woerkom to bring item 1 to the floor.
“Consider and act upon Authorizing the transfer of five hundred sixty seven thousand one hundred twenty one dollars and seventy three cents (\$567,121.73) from the General Fund Balance to the School Construction Account #100-00-000-2267 and authorize the payment of two hundred thirty seven thousand four hundred ninety three dollars and no cents (\$237,493.00) to the Treasurer, State of Connecticut with funds to come from the School Construction Account #100-00-000-2267 for the purposes of closing out the school construction project.”

Liz Charron spoke to the question as follows.

The Elementary and Middle School construction projects were approved by Referendum February 3, 2004 for a maximum cost of \$14,250,000. With the State reimbursement of 61.07% of eligible expenses, the cost to the Town was approximately \$7 million. In August 2005 the Town bonded \$2,185,000 for the Elementary School, \$2,185,000 for the Middle School, and \$1,380,000 for the Fire Safety Complex addition, for a total of \$5,750,000 at 3.8% interest. The total for the School projects was \$4,370,000. The total cost for the three projects was approximately \$14 million. The total funding from the Town for the Schools was \$6,100,850 (Bond \$4,370,000, Taxes \$1,730,850) The Town received reimbursement from the State in the amount of \$7,070,785. A final audit was done and accepted by the State in November 2014. The audit determined that the town had been over reimbursed by the State for Elementary School project items in the amount of \$237,493 per the invoice received from the State in January 2015. Town Meeting action is needed to close out the School Construction Project.

Charron also noted that as of June 30, 2014 the Towns unencumbered fund balance is \$3,985,807. After this action the balance will be \$3,418,686. With the proposed 2016 budget of \$24,945,711, the remaining fund balance will be 13.7% of our annual budget which is within the 12-15% Board of Finance guideline. The Financial Advisor for bonding says a 10 to 15% is needed for a good credit rating for bonding, and does not anticipate any problems with future bonding.

Moved by Kevin Cwikla, seconded by Jan Van Woerkom to call the question.
“Consider and act upon Authorizing the transfer of five hundred sixty seven thousand one hundred twenty one dollars and seventy three cents (\$567,121.73) from the General Fund Balance to the School Construction Account #100-00-000-2267 and authorize the payment of two hundred thirty seven thousand four hundred ninety three dollars and no cents (\$237,493.00) to the Treasurer, State of Connecticut with funds to come from the School Construction Account #100-00-000-2267 for the purposes of closing out the school construction project.”

Vote called: item 1 passed

Moved by Linda Finelli, seconded by Meghan Bruce to bring item 2 to the floor. ***“Consider and act upon authorizing the First Selectman to sell through public auction four (4) town-owned parcels acquired through tax sale.”***

Town Planner Philip Chester spoke to the question.

The Town parcels proposed for sale by public auction are as follows.

#	Property Location	Acreage	Assessors		Appraised	Assessed
			Map	Lot	Value	Value
1	32 Second Street	0.45	243	10	\$39,950	\$27,970
2	Diane Road	0.18	283	33	\$15,930	\$11,150
3	Kelley Corner	0.15	103	141	\$13,030	\$ 9,120
4	Lake Williams Drive	0.14	239	8	\$12,060	\$ 8,440

The four (4) parcels total about an acre. They are located at 32 Second Street, on Diane Road (near Red Cedar Lake), on Kelley Corner (near Amston Lake) and on Lake Williams Drive.

With the exception of the Lake Williams Drive property the others are located on private roads. The Town believes that only the 32 Second Street property has the potential for single-family use.

The Selectmen are asking Town Meeting to authorize the First Selectman to engage a public auction in order to have these properties return to the tax role. These properties were reviewed by the Planning and Zoning Commission who recommends that Town Meeting authorize their sale at public auction.

Should Town Meeting authorize the public auction, it is anticipated that it will take place in June and will be duly noticed. If the properties fail to sell, they will be retained by the Town.

Moved by Keith Laporte, seconded by Jason Nowasad to call the question. ***“Consider and act upon authorizing the First Selectman to sell through public auction four (4) town-owned parcels acquired through tax sale.”***
Vote called: item 2 passed

Moved by Jan Van Woerkom, seconded by David Fields to adjourn at 7:55 PM.
Vote called: motion passed

Respectfully submitted,

Susan C. Coutu CCTC
Town Clerk