

WAREHOUSE POINT FIRE DISTRICT  
Special Meeting Minutes  
Thursday July 23, 2020  
Station 138, 89 Bridge Street East Windsor  
Time: 7pm

Call to Order: 7:03

Attendance Louis Flynn, Charlie Nordell, Kevin CLynch, Rachel Safford, Austin Holden, Charlie Miller

New Business:

1. Discussion of the proposed projects to include the purchase of a replacement Fire Apparatus for the 1990 Fire Apparatus and the proposed addition to the Bridge Street Fire Station: Chief Barton gave an overview of the station addition and new fire truck.

The new truck would 1.15, there would be some discounts available for paying for the truck up front. The specs do have a performance bond in the specifications. Racheal, what was the last maintenance on the 1990 fire truck? Chief, roughly \$6000.00

Lou, what is a bond lawyer? Attorney Chudwick, we put together resolutions to present to the voter, we then write opinion letters to the lenders, and then the interest will be tax-exempt. I recently worked with other local fire districts on similar projects. Louis, is our project on the smaller size? Attorney Chudwick, yes larger towns usually borrow more due to the size of the projects. You would not be able to provide an offering statement to go out to a bid like a larger town, you would also need to obtain a bond rating. I spoke to Louis about a direct placement loan with a bank. We would use your taxing power to pledge. You would create an RFP, maybe send it to a few banks and see what they offer. We would start the project with the USDA, they usually do water and sewer project. The USDA has more of a market rate. Leasing two is the name of a company that willing to provide that option for the fire truck and addition. The fire district or any municipality can not obtain a mortgage.

Louis, if we use you as our bond lawyer you work with our attorney Carl Landolina, you would reach out to USDA, and work with local banks. Louis, our next step is to obtain a vote to approve the project? Attorney Chudwick, yes. Louis, when you draw up the agenda for the meeting, do you say a specific dollar amount? Attorney Chudwick, you would need appropriation for the total amount the project. I will be away next week. Louis, how much time would you need to prepare the motion?

We would draft resolutions for the board to approve them. You might get some flak from voters; they might say they were not around due to it being August. Louis, you sent us an engagement letter, the fee would be \$20,000.00, we would not write a check for you now? Attorney Chudwick, no, you can roll that into the cost of the project and it would be paid when you close. Rachel, what happens if the voters do not approve the projects? Attorney Chudwick, we would bill you for the time spent to date, not the \$20,000.00.

Charlie Nordell, would you combine the projects or vote on them separately? Attorney Chudwick, that is up to the commission, the type of project, what is easier. You can also do line items within the projects which allow transparency for voters. We would need to talk to Carl about the 105, and info on the projects. Rachel, would you be able to give us a range for what the fees would be? Attorney Chudwick, \$7500.00 if it doesn't pass.

2. To discuss and act on the Employment of Natalie Welsh as a municipal finance expert. Billing through Attorney Landolina's Office at \$100.00 per hour. She is very reasonable for her services; she is a very nice person. She would help us with how to allocate the money.

I would advocate for her to help us with all of this. Motion to hire Natalie Welsh for the project, providing we have funds to pay for this Kevin Clynch, Rachel Safford second. All in favor

3.To Discuss and act on the employment of the legal services of Attorney Bruce Chudwick as bond counsel of the law firm Shipman & Goodwin in Hartford. Louis, as a lawyer this is a special area of law. It is specialized, I don't think we will save money anywhere. I would make a motion that we employ him, I think he was honest about what we would charge. Charlie Miller made a motion to hire Attorney Chudwick with the terms outlined in the engagement letter at a fee of \$20,000.00, Kevin Clynch second. Rachel, we do not have the money in the budget to pay for this without the taxpayer's vote. I am concerned that we did not budget for this, if this does not pass then we need to come up with \$7500.00. Louis, I think we need to take the high road, we can get 15 voters to pass this resolution.

We can get enough voters here to vote, nobody has come up with opposition to these projects. Kevin, if we approve to hire him tonight, we can call Landolina, we could hold a special meeting. Rachel, is this the right thing to do? Louis, I can't believe we won't get enough people to vote for this. Charlie Nordell, if we vote on hiring them it will cost us a minimum of \$7500.00, we need to call Landolina before we vote. Kevin, I am a little concerned. Louis, we hold a special meeting to discuss this again. Amend the motion; approve the hiring of the bond lawyer Chudwick, subject to council with the district lawyer Landolina, on how to pay for the services if the taxpayers vote the projects -down, Charlie Miller, Kevin Clynch second. All in favor Motion to hold a special meeting Monday 7-27-2020 7 pm to discuss the recommendations of Carl Landolina and take action on setting dates for public hearings Charlie Nordell, Austin Holden second. All in favor

4. To set a date for a public hearing and district meeting concerning the two proposed projects: NA

Public Session:

Jim Barton: So, I think the best thing is to talk to Carl, you do need a district vote to use money out of CIP or Fund balance, you might be able to do a one-time added appropriation up to \$10,000.00. This is new spending; you do not have the authority to spend it. I do not understand why we need to spend the money on her services, seems like we don't need it. Louis, I think she is needed, we need a little professional advice, not that we grab the same budget every year, we are in the big league now.

Lou will talk to Carl tomorrow.

Adjournment:

Motion to adjourn Kevin Clynch at 8:05, Rachel Safford second. All in favor

Submitted by Jill Caron