

TOWN OF WINCHESTER
NOTICE OF SPECIAL TOWN MEETING -- TUESDAY, SEPTEMBER 3, 2019
REFERENDUM -- SATURDAY, SEPTEMBER 7, 2019

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of Winchester, Connecticut, will be held at the P. Francis Hicks Room, Winchester Town Hall, 338 Main Street, in Winsted, Connecticut, on Tuesday, September 3, 2019 at 7:00 P.M. for the following purposes:

1. To consider a resolution,

(a) to appropriate \$17,425,000, including the \$315,075 appropriation approved in the Town's FY2019 Capital Improvement budget for project costs, for costs related to renovations, improvements and additions to Mary P. Hinsdale Elementary School to provide a facility serving Pre-K through Grade 2, including demolition of the approximately 17,000 square foot 1940's portion of the building, the design, construction, furnishing and equipping of an approximately 7,700 square foot addition, and renovations and improvements, including full roof replacement, to the approximately 33,000 square feet remaining portion of the building, and various site improvements and related work; and for costs relating to the financing of the project. The project is contemplated to be completed substantially in accordance with the preliminary schematic plan prepared by Silver Pertrucelli & Associates, Inc., titled "Proposed Site Schematic 4, Mary P. Hinsdale Elementary School, 15 Hinsdale Avenue, Winsted, Connecticut," dated 2/28/19. The appropriation may be spent for acquisition, design, construction and installation costs, equipment, furnishings, materials, utilities, relocation costs, clerk of the works, architects' fees, engineering fees, consultants' fees, administrative costs, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The school building committee or committees established from time-to-time for the project shall be authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project including without limitation modifications to the site improvements to reflect any parcel reconfiguration, and the entire appropriation may be spent on the project as so reduced or modified. The Town anticipates receiving an estimated \$6,959,925 grants from the State of Connecticut to fund in part the project appropriation;

(b) to authorize the issue of bonds or notes of the Town in an amount not to exceed \$17,109,925 to finance in part the appropriation; to provide that the amount of bonds or notes authorized to be issued shall be reduced by any grants received for the project to the extent that such grants are not separately appropriated to pay additional project costs; and to authorize the issue of temporary notes of the Town in an amount not to exceed \$17,109,925 in anticipation of such bonds or notes and the receipt of grants; to authorize the First Selectman and the Town Manager, or either of them, and the Director of Finance of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; to take such action to allow temporary advances of available funds which the Town reasonably expects will be reimbursed from the proceeds of borrowings; to authorize the First Selectman and the Town Manager, or either of them, and the Director of Finance 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 the resolution if issued on a tax-

exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and to authorize the First Selectman and the Town Manager, or either of them, and the Director of Finance 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; and

(c) to authorize the school building committee or committees established from time-to-time for the project to approve design and construction expenditures for the project; to contract with architects, engineers, contractors and others in the name and on behalf of the Town to complete the project; and to exercise such other powers as are necessary or appropriate to complete the project; to authorize the Board of Education to apply for and accept or reject state grants for the project; and to authorize the First Selectman, the Town Manager, the Director of Finance, the Board of Education, the school building committee or committees established from time-to-time for the project and other proper officers and officials of the Town to take all other action which is necessary or desirable to complete the project and to issue bonds and notes and obtain grants to finance the aforesaid appropriation.

2. Pursuant to Sections 305, 313, 916 and 1001 of the Town Charter, said town meeting shall be adjourned at its conclusion to submit the aforesaid resolution to be presented under item 1 of this notice to referendum vote between the hours of 8:00 A.M. and 8:00 P.M. on Saturday, September 7, 2019. Electors and persons qualified to vote in town meetings who are not electors shall vote at the following polling place:



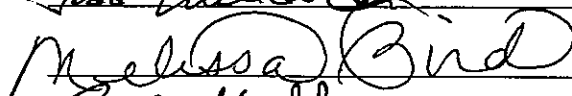

Isabelle M. Pearson School
2 Wetmore Avenue
Winsted, Connecticut

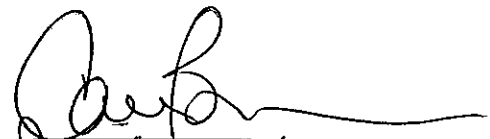
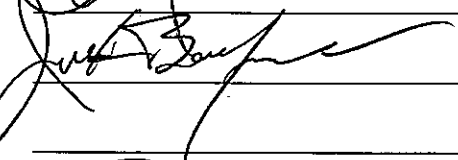
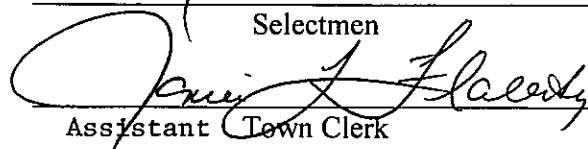
The resolution will be placed on the ballots under the following heading:

“SHALL THE TOWN OF WINCHESTER APPROPRIATE \$17,425,000 FOR COSTS RELATED TO RENOVATIONS, IMPROVEMENTS AND ADDITIONS TO MARY P. HINSDALE ELEMENTARY SCHOOL TO PROVIDE A PRE-K THROUGH GRADE 2 FACILITY; AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS?”

Voters approving the resolution will vote “Yes” and those opposing said resolution will vote “No.” Absentee ballots will be available from the Town Clerk’s office.

Dated at Winchester, Connecticut, this 31st day of July, 2019.



 Selectmen

 Assistant Town Clerk