

**MINUTES  
BOARD OF FINANCE  
PUBLIC HEARING – NEW LIBRARY FOR THE TOWN OF OXFORD  
MONDAY, SEPTEMBER 14, 2015, 7:00 p.m.**

Present: Chairman Jack Kiley; Robert DeBisschop, Tom Kelly; Lila Ferrillo. Also present: James Hliva, Finance Director. Absent: Richard Burke, Nancy Schmitt.

Also present: First Selectman George Temple.

Also present: George Mitchell, Chairman, Library; Bond Counsel Attorney Joseph Fasi; Peter Gisolfi Associates

The public hearing was called to order by Chairman Jack Kiley at 7:00 p.m. and the Pledge of Allegiance was recited.

Chairman Kiley introduced the public hearing. Mr. Kiley recognized James Hliva, Finance Director. Per the Town Charter, Mr. Hliva read the following items into the record:

- 1) In the event that the financing for the new library fails, there is money in the Finance Department budget, Account No. 5315-608 Financing Costs, to pay for any legal or financial costs incurred. There is \$20,000 in this account so the Town is in compliance with the Town Charter.
- 2) Fiscal Impact Statement (see attached Exhibit A).
- 3) Based on the Fiscal Impact Statement the Board of Finance believes that the proposed borrowing is within all statutory borrowing limitations and the Town has sufficient ability, current and future, to pay for the expenditure and continue to meet its operating expenses and all outstanding borrowing authorizations.

A copy of the library bond resolution is available at this meeting.

Chairman Kiley asked if anyone from the audience had any questions or comments.

The following people spoke at the meeting:

**George Mitchell, Chairman, Library Committee**, was present along with the Project Architect. Mr. Mitchell went through the highlights of the Oxford Library Building Project, noting certain changes. Per a previous request from BOF member Mr. Richard Burke, Mr. Mitchell provided a price comparison summary of library costs in six (6) different cities to show how the cost of \$3.5 million for the Oxford Library compares.

Mr. DeBisschop confirmed that all of these numbers are estimates and that the project will go out to bid. Mr. Mitchell replied in the affirmative, the project will go out for bid and the \$3.5 million is a “not to exceed” number. Mr. Kiley said ideally the project should come in under \$3.5

million. Mr. Mitchell noted that there are many, many variables and contingencies which will determine the final cost of the library. The current design of the library does not include a basement. The bids will go out with and without a basement.

**Ed Hardy, 14 Wyant Road, Oxford** – Does Fiscal Impact Statement include the increase in operating costs with the library being a free-standing building? According to Mr. Hliva, this figure is not included in the Fiscal Impact Statement. Mr. Hardy said it should be included and Mr. Kiley said it is included in the Estimated Building & Operating Costs, but not in the Fiscal Impact Statement.

Mr. Hardy also asked what was behind the decision for choosing Great Oak Road as the building site. Mr. Kiley explained that the Town owns the land upon which the library will be built, it is next to the schools, that area is safer than putting the library in Oxford Center. Safety of children and general public was a motivating factor. Mr. Hardy was satisfied with that answer.

**Mary Ann Drayton-Rogers, 95 Good Hill Road, Oxford** – Former First Selectman. Ms. Drayton-Rogers said that when she was in office before a Library Site Search Committee was appointed and the first priority was the selection of Great Oak Road site. There were other sites considered but the Great Oak Road site was the best option. Current First Selectman, George Temple, reminded Mrs. Drayton-Rogers that he had been on that committee; Mrs. Drayton-Rogers appointed him.

Ms. Ferrillo noted that it made more sense to use municipal property that the Town owned rather than renting the land and always essentially having a landlord. By owning the property, all decisions belong to the Town.

Mr. Temple added that he was concerned about the safety of the children. The new library is close to Lily Park. Mr. Temple also expressed his thanks and appreciation to the Library Committee. He will continue to support the Committee.

With no other questions or comments from the audience, Mr. Kiley declared the Public Hearings closed at 7:20 p.m.

Chairman Kiley then introduced and read the following resolution into the record;

**RESOLUTION WITH RESPECT TO THE \$3,500,000 TOWN  
OF OXFORD LIBRARY APPROPRIATION AND BOND  
AUTHORIZATION AS AMENDED IS HEREBY ADOPTED.**


Mr. Kiley asked for a motion to waive the reading of the entire resolution, including waiving the reading of the attachments to the resolution, and to incorporate the full text of the resolution and attachments into the Minutes of this meeting. Mr. Kelly made the motion to waive the reading of the entire resolution and the motion was seconded by Mr. DeBisschop. All in favor; the motion is passed.

Mr. Kiley asked for a motion that the resolution be adopted as introduced. Mr. Kelly made the motion and the motion was seconded by Mr. DeBisschop. All in favor; the motion is passed. There no further discussion. Mr. Kiley declared the motion carried and the resolution adopted.

Mr. Kiley read into the record: Any contract or expenditure that would cause the total of contracts and expenditures for the library project to exceed \$2.8 million shall be approved by the Boards of Selectmen and Finance. Mr. Kiley explained although the resolution is for \$3.5 million, at the \$2.8 million mark this will have to come back to the Board of Finance for the additional funding. This guarantees a control over the cost of the library. Mr. Kelly made a motion to approve and this motion was seconded by Mr. DeBisschop. All in favor; this motion is passed.

Respectfully submitted,

  
Lynnette Steeves, Clerk

15 SEP 21 PM 5:28  
TOWN OF OXFORD, CT  
  
TOWN CLERK

# Exhibit A

**TOWN OF OXFORD  
BOARD OF SELECTMEN  
FISCAL IMPACT STATEMENT  
Proposed Library  
August 12, 2015**

**Project:** Planning, acquisition and construction of a new Library

1	Total Amount to be borrowed or bonded maximum amount.	\$	3,500,000
2	Estimated interest rate for such notes or bonds, based on the prevailing interest rate for municipal bonds or notes	2.0% to 2.50%	
3	Proposed term of bonds or notes	Maximum of 20 years	
4	Anticipated date on which the bonds or notes are expected to be issued	5/1/2016	
5	The following information has been provided by the Tax Collector and the Tax Assessor		
	Tax Assessor	Grand List	\$ 1,442,585,447
	Tax Collector	Current Tax Levy	\$ 35,641,351
	Tax Collector	Current Mill Rate	24.96
6	Estimated annual tax burden represented in mills, based upon the current Grand List of the Town based on a 2.50% interest rate		0.1820
7	The proposed bond issuance does not exceed 10% of the current tax levy calculated as follows		
	Current Tax Levy	\$	35,641,351
	10% of Current Tax Levy	\$	3,564,135
8	The proposed bond issuance and appropriation will not cause the statutory restrictions imposed by the State of Connecticut for debt limitations to be exceeded. In addition, based on current and projected expense and revenue needs of the Town, the Town has the sufficient ability, current and future to pay for the proposed bond issuance and appropriation and continue to meet its operating expenses and all outstanding borrowing authorizations.		

This fiscal impact statement is based in part on information provided by the Town's financial advisor. The dates and amounts listed above are estimates or approximations. Interest rates are subject to change. The timing of a bond or note sale can be subject to many factors.