

TOWN OF GLASTONBURY, CT

**REFERENDUM
TUESDAY, NOVEMBER 6, 2018**

NOTE: VOTING WILL TAKE PLACE AT ALL POLLING LOCATIONS

6:00 A.M. to 8:00 P.M.

VOTE QUESTION NO. 1

“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$6,500,000 FOR THE WELLES-TURNER LIBRARY RENOVATION AND EXPANSION PROJECT AND AUTHORIZE THE ISSUE OF \$6,500,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION?”

Voters approving the proposed question shall vote “Yes” and voters opposing the proposed question shall vote “No.”

GLASTONBURY RESIDENTS MAY REGISTER TO VOTE AS FOLLOWS:

REGISTRATION BY MAIL MUST BE POSTMARKED NO LATER THAN OCTOBER 30, 2018 WITH CERTAIN EXCEPTIONS. THE EXCEPTION IS AS FOLLOWS: NOVEMBER 5, 2018 AT 9:00 AM IS THE DEADLINE FOR A MAILED APPLICATION FOR THOSE WHOSE QUALIFICATIONS AS TO AGE, CITIZENSHIP OR RESIDENCE WAS ATTAINED SINCE OCTOBER 30, 2018. ALL DAY NOVEMBER 5, 2018 UP UNTIL 5:00 PM, PERSONS WHO ARE IN THE MILITARY, HAVE BEEN DISCHARGED WITHIN THE CALENDAR YEAR FROM THE MILITARY, AND OTHERS WHOSE QUALIFICATIONS AS TO AGE, CITIZENSHIP OR RESIDENCE WAS ATTAINED SINCE OCTOBER 30, 2018 MAY REGISTER IN PERSON.

INDIVIDUALS MAY REGISTER AND VOTE IN PERSON ON ELECTION DAY AS LONG AS THEY ARE NOT ALREADY AN ELECTOR IN GLASTONBURY. BY LAW, AN INDIVIDUAL IS ELIGIBLE TO REGISTER AND VOTE IF THEY ARE:

- A) A U.S. CITIZEN***
- B) AGE 18 ON ELECTION DAY OR OLDER***
- C) A BONA FIDE RESIDENT OF THE MUNICIPALITY IN WHICH THEY APPLY FOR ADMISSION AS AN ELECTOR***

Absentee ballots are available beginning Friday, October 5, 2018, as provided by law, in the Office of the Town Clerk, 2155 Main Street, Glastonbury, CT, Monday – Friday, 8:00 A.M. to 4:30 P.M.

This explanatory text is intended to provide a general overview of the question presented for voter approval on Tuesday, November 6, 2018. A copy of the resolution approved by the Town Council on Tuesday, August 7, 2018 is included as a part of this document and is available for public inspection at the office of the Town Clerk, 2155 Main Street, Glastonbury, during normal business hours. Three posters of this explanatory text will be available at each polling location.

A copy of the project plans for the Welles-Turner Memorial Library Renovation and Expansion Project are available for inspection at the offices of the Town Manager, 2155 Main Street, Glastonbury, and Library Director, 2407 Main Street, Glastonbury, during normal business hours.

This explanatory text was approved for printing and town-wide distribution by the Glastonbury Town Council.

QUESTION NO. 1

“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$6,500,000 FOR THE WELLES-TURNER LIBRARY RENOVATION AND EXPANSION PROJECT AND AUTHORIZE THE ISSUE OF \$6,500,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION?”

BACKGROUND

By action at its Tuesday, August 7, 2018 meeting, the Town Council voted to present the proposed Welles-Turner Memorial Library Renovation and Expansion Project to the voters of the Town at a referendum to be held on Tuesday, November 6, 2018. The following summarizes the proposed project.

The Welles-Turner Memorial Library opened in 1952. An addition was constructed to the west (rear) of the original building in 1965. Both were funded through a gift to the people of Glastonbury by Harriet Welles Turner Burnham.

A renovation and expansion to the library was approved at referendum in November 1997 with the project generally completed by late 1998. The project included renovations to the original 1952 building and 1965 addition, and a new addition totaling 18,565± square feet (sf). The project was intended to meet projected library programs and services for the next 20 years.

As currently configured, the library serves a population of approximately 35,000 Glastonbury residents. The collection of books and media totals 145,000± items and circulation totals 400,000± items yearly. Approximately 300,000 people visit the library each year and historically up to 50% of Glastonbury residents hold library cards.

The library offers programs, services and resources to users of all ages and interests.

PLANNING PROCESS

Since 1998, library programs and services and the way people use libraries has changed. This change is largely driven by technology. Today's public library serves as a business/computer center, provides room for Maker Space (to be defined in a subsequent paragraph), offers space for group and individual use, provides active spaces for children and teens, and retains space for the book collection.

In 2014, the Town retained the services of TLB Architecture to help facilitate a space planning and design analysis. TLB Architecture was selected through a competitive Request for Qualifications process. The goal of this process was to evaluate the current building to identify options to reconfigure existing library space to meet changing library trends. TLB Architecture received input through focus groups, social media, discussions with library staff and members of the library board, and the general community.

The work by TLB Architecture was funded by the Second Century Fund

PROJECT SCOPE

The project proposed for referendum on November 6, 2018 results from the Space Planning and Design Process by TLB Architecture as generally described below.

- Includes a 536 sf addition to the children's area and 3,210± sf (over two levels) to the west of the current building. The combined 3,746± sf is more commensurate with State Library Guidelines.
- Retains space for current collection and provides room for the collection to grow.
- Establishes dedicated Maker Space on lower level of westerly addition.
- Reconfigures and expands the teen area and provides new space for children's activities.
- Reallocates existing space to create a computer center and operating efficiencies.

The renovation and expansion project presented for referendum is intended to meet library programs and services for the next 20 years.

Note: A Maker Space is a room where people of all ages can gather to work on do-it-yourself projects, invent new projects, and share ideas. Equipment available in a Maker Space could include 3D printers, digital scanners, electronic cutting machines, audio/video equipment, and other resources to support learning. The Maker Space proposed for the renovation and expansion project is located on the lower level of the proposed addition and configured to allow for use during and outside of normal library operating hours.

ADDITIONAL INFORMATION

- The proposal described herein does not impact wetlands located adjacent to the existing parking area.
- The proposed addition to the west of the existing building is expected to reduce the current 89 parking spaces to approximately 78 parking spaces. The 78± spaces compares with 64 spaces required under the Town's Building Zone Regulations.

PROJECT BUDGET

TLB Architecture and an independent cost estimator, JLC Preconstruction and Estimating Services, developed the estimated project budget of \$6.5 million. This includes design, building construction and site work, furniture, fixtures and equipment, contingency, escalation, and owner costs.

The Second Century Fund has pledged \$1 million and the Friends of Welles-Turner Memorial Library \$100,000 pending a successful referendum vote. Both organizations have readily available funds to cover their donation.

The project is eligible for up to \$1 million in State Grant Funding. The formal application will be submitted by September 1, 2018 with grant awards announced in late November 2018.

COST TO TAX PAYER

The estimated cost is shown below based upon the following assumptions:

- Grand List of October 1, 2017
- Mill equals \$4.1 million
- 20 year level principal
- Estimated net project cost of \$4.4 million
- Grand list remains constant
- 3.75% estimated interest cost

	Annual Debt Payment	Cost per \$1,000 of Assessment	Cost per \$100,000 of Assessment	Cost per \$200,000 of Assessment	Cost per \$300,000 of Assessment
1	\$ 385,000	\$ 0.0953	\$ 9.53	\$ 19.06	\$ 28.59
2	\$ 376,750	\$ 0.0933	\$ 9.33	\$ 18.66	\$ 27.99
3	\$ 368,500	\$ 0.0913	\$ 9.13	\$ 18.26	\$ 27.39
4	\$ 360,250	\$ 0.0893	\$ 8.93	\$ 17.86	\$ 26.79
5	\$ 352,000	\$ 0.0874	\$ 8.74	\$ 17.48	\$ 26.22

Note: The estimated net cost of \$4.4M reduces the \$6.5M project cost by the \$1.1M in donations and \$1M estimated state grant described above

If a state grant is not awarded for the project, the estimated net cost will total \$5.4 million. Annual debt payments will increase by \$87,500 in year 1 and decrease each following year. The cost per \$1,000 of assessment will change to approximately \$0.1162 in year 1 and decrease to \$0.1065 in year 5.

Annual debt service and cost per \$1,000 of assessed value will decrease yearly as debt principal is retired.

SCHEDULE

Subject to voter approval on November 6, 2018, final design is expected to begin shortly thereafter. Construction is expected to begin in late 2019 and continue for approximately 18 months.

BOND RESOLUTION

The full text of the bond resolution follows.

RESOLUTION APPROPRIATING \$6,500,000 FOR THE WELLES-TURNER LIBRARY RENOVATION AND EXPANSION PROJECT AND AUTHORIZING THE ISSUE OF \$6,500,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION

RESOLVED,

(a) That the Town of Glastonbury appropriate SIX MILLION FIVE HUNDRED THOUSAND DOLLARS (\$6,500,000) for design and construction of renovations and additions to the Welles-Turner Memorial Library located on Main Street, Glastonbury, Connecticut including an approximately 3,746 square foot addition, and provision for a Children's Services Area, a Children's Terrace, a Maker Space, a Teen Area, additional shelving and seating, and a centralized area for public computers and other amenities, substantially in accordance with the plans of TLB Architecture, LLC, entitled "Space Planning and Design Study Report" prepared by Welles-Turner Memorial Library and dated November 24, 2015, and on file in the Town Manager's Office and the Welles-Turner Memorial Library. The appropriation may be spent for design and construction costs, demolition, equipment, furnishings, materials, land acquisition, site improvements, architects' fees, engineering fees, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Council is authorized to determine the scope and particulars of the project. The Town Council may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue bonds or notes in an amount not to exceed SIX MILLION FIVE HUNDRED THOUSAND DOLLARS (\$6,500,000) 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, unless the Town approves an additional appropriation to spend such grants. The bonds or notes shall be issued pursuant to Section 7-369 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.

(c) 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. The amount of the notes outstanding at any time shall not exceed SIX MILLION FIVE HUNDRED THOUSAND DOLLARS (\$6,500,000). 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 if the notes do not mature within the time permitted by said Section 7-378.

(d) 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 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.

(e) 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 resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) 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.

(g) That the Town Manager, on behalf of the Town, is authorized to apply for and accept federal and state grants to help finance the appropriation for the project, and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

(h) That the Town Manager or his designee shall administer and supervise the project. The Town Manager, the Treasurer 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, notes or other obligations to finance the aforesaid appropriation.

(i) That this resolution shall not become effective until approved at referendum pursuant to Section 312 of the Town Charter. The wording of the question for the referendum ballot shall be:

"SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$6,500,000 FOR THE WELLES-TURNER LIBRARY RENOVATION AND EXPANSION PROJECT AND AUTHORIZE THE ISSUE OF \$6,500,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION?"

Town of Glastonbury
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*******ECRWSS
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