

*Town of New Fairfield*  
**Board of Finance**  
**4 Brush Hill Road**  
**New Fairfield, CT 06812**

**MINUTES**  
**Board of Finance Special Meeting**  
**Monday, February 27, 2023**  
**7:30 PM Via Zoom**

***Members present:***

Wes Marsh, Chairman  
Mark Beninson  
Kim Hanson  
Thora Perkins  
Cheryl Reedy  
Claudia Willard  
Dave Coleman, Alternate  
Chris D'Esposito, Alternate  
Greg Williams, Alternate

***Other Town Officials Present:***

Pat Del Monaco, First Selectman  
Lori-Ann Beninson, Selectman  
Khris Hall, Selectman  
Olga Melnikov, Finance Director  
Terry Friedman, Town Treasurer

Quintin Flowers explained the rules and procedures for a virtual meeting.

**Call To Order** Chairman Wes Marsh called the meeting to order at 7:30pm.

**Pledge of Allegiance**

**Appointments**- None

**Public Comment**

Mark Werner, Selectman Khris Hall, and First Selectman Pat Del Monaco spoke in support of revising the debt policy to allow for restructuring and defer principal payments for the next two years.

Tom Vitale, Tim Blair, Don Hensley and Amy Johnson asked for more information regarding the possible change of debt policy including a copy of the State Statute that references the policy.

Jane Landers spoke of challenges with the Medical Reserve Fund and opined that all of the 2021-2022 surplus should have been put into this fund.

**Discussion and vote to revise Debt Policy**

Chairman Wes Marsh gave an overview of the challenges of the 2023-2024 budget and how deferring payments would affect the upcoming budget.

Kim Hanson made a motion that the discussion of the Debt Policy be postponed and that the Board of Finance require the following information from the appropriate officials:

What state statutes are referred to in the policy? Re: “Maintain a maximum Town of New Fairfield total short and long-term debt that is consistent with State Statute.”

What would that maximum be for our current fiscal year absent any Town policy?

What is the annual general fund operating cost for the current fiscal year?

What is 15% of the annual general fund operating cost for the current fiscal year?

Under the current policy what is the maximum we could bond at a 4% interest rate?

Under the proposed policy what is the maximum we could bond at a 4% interest rate?

If the state reimbursement rates on the two school projects are restored to the levels the voters were promised, how much will be bonded to finish out the projects?

If the state reimbursement rates on the two school projects remain reduced as currently proposed, how much will be bonded to finish out the projects?

If the policy remains unchanged and the state reimbursement remains as currently proposed, what will the total debt payments be for the current fiscal year and the next two fiscal years? (use current rates for the estimated payments for the upcoming tranche)

If the policy is changed as proposed and the state reimbursement remains as currently proposed and the principal payment is delayed for two years, what will the debt payments be for the current fiscal year and the next two fiscal years? (use current rates for the estimated payments for the upcoming tranche)

For the following projects please estimate the costs of the project, in what year each project would be bonded, and estimate the amount that would be added to debt payment in the first year (assume 4% interest rate and a 20 year bond), and the total for all debt payments in that year. For total payments assume state reimbursement rates are at the lower rate than was initially promised for the two school projects. Also assume that Town policy will not be changed to allow the delaying of principal repayment. Such projects include:

1. The sewer system
2. The large drainage remediation project in the Ball Pond to Putnam Lake area.
3. Dam replacement or removal and soil remediation being required by the State for the dam behind the Senior Center
4. Any other projects or needs that you foresee in the next ten years that might require bonding.

Thora Perkins seconded the motion. **Vote: 5-1-0 (Motion approved)- Wes Marsh opposed**

There was a discussion of State Statute and whether or not it determines the amount the town can bond. The Board further discussed the current debt service policy and their opinions on whether or not it should be changed.

**Adjournment**

Kim Hanson made a motion to adjourn the meeting at approximately 8:53 pm. Cheryl Reedy seconded the motion. **Vote: 6-0-0 (Motion approved)**

Received by email on 03/06/2023 @ 8:30 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield