



General Assembly

Amendment

January Session, 2011

LCO No. 7605

HB0610007605HDO

Offered by:

REP. GENTILE, 104th Dist.

REP. SAYERS, 60th Dist.

To: House Bill No. 6100

File No. 382

Cal. No. 230

"AN ACT CONCERNING REGIONAL PROPERTY TAX REVENUE SHARING."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (*Effective July 1, 2011*) (a) For purposes of this section:

4 (1) "District" means that certain real property, situated in the town
5 of Windsor, the County of Hartford and the state of Connecticut, the
6 Great Pond Improvement District, a body politic and corporate and
7 deemed to be established pursuant to section 7-325 of the general
8 statutes, consisting of the area bounded and described in three parcels
9 as follows: A certain parcel of land being situated on the easterly
10 intersection of Day Hill Road and Blue Hills Avenue, Beginning point
11 intersection of Day Hill Road and Blue Hills Avenue at the westerly
12 corner of the herein described parcel; thence Easterly, along the
13 southerly sideline of Day Hill Road, along a curve to the right having a
14 radius of 22.15 feet, a delta angle of 50°33'29", and an arc distance of

15 19.55 feet (chord bearing N53°58'45"E, a distance of 18.92 feet) to a
16 point; thence N79°15'29"E, continuing along said Day Hill Road, a
17 distance of 52.14 feet to a point; thence Easterly, continuing along said
18 Day Hill Road, along a curve to the right having a radius of 930.00 feet,
19 a delta angle of 07°07'17", and an arc distance of 115.59 feet to a point;
20 thence N86°22'45"E, continuing along said Day Hill Road, a distance of
21 1,587.87 feet to a point; thence Easterly, continuing along said Day Hill
22 Road, along a curve to the left having a radius of 1,580.00 feet, a delta
23 angle of 06°54'42", and an arc distance of 190.60 feet to a point at the
24 northwesterly corner of Lot 2; thence Easterly, along a curve to the
25 right having a radius of 45.00 feet, a delta angle of 88°59'42", and an arc
26 distance of 69.90 feet to a point; thence S11°32'15"E, a distance of 455.79
27 feet to a point; thence S27°32'54"E, a distance of 175.00 feet to a point;
28 thence Southerly, along a curve to the right having a radius of 45.00
29 feet, a delta angle of 97°42'38", and an arc distance of 76.74 feet to a
30 point; thence S70°09'44"W, a distance of 23.50 feet to a point; thence
31 Southwesterly, along a curve to the left having a radius of 445.00 feet, a
32 delta angle of 21°38'27", and an arc distance of 168.08 feet (chord
33 bearing S59°20'31"E, a distance of 167.08 feet) to a point; thence
34 S48°31'18"W, a distance of 324.47 feet to a point; thence S41°28'42"E, a
35 distance of 204.91 feet to a point on the Windsor and Bloomfield town
36 line (the previous seven courses along said land of Lot 2); thence
37 N73°32'00"W, along said town line, a distance of 1,320.13 feet to a point
38 on the Northerly sideline of said Blue Hills Avenue; thence
39 N41°30'09"W, along said Blue Hills Avenue, a distance of 52.33 feet to a
40 point; thence Northwesterly, along a curve to the left having a radius
41 of 7,730.00 feet, a delta angle of 06°07'56", and an arc distance of 827.33
42 feet to the point of beginning. Containing 34.81 acres or 1,516,321
43 square feet, more or less. And a certain parcel of land being situated on
44 the southerly side of Day Hill Road, Beginning point on the southerly
45 sideline of Day Hill Road at the northerly corner of the herein
46 described parcel, said point also being the northwest corner of land
47 shown as Combustion Federal Credit Union; thence S73°20'20"E, along
48 said Combustion Federal Credit Union land, a distance of 447.06 feet to
49 a point at land shown as Culbro, Inc.; thence S14°39'31"W, along said

50 Culbro, Inc. land, a distance of 1,174.99 feet to a point at land shown as
51 Lot A1; thence N75°20'29"W, along said Lot A1, a distance of 1,154.31
52 feet to a point on the easterly sideline of Great Pond Drive; thence
53 Northerly, along said Great Pond Drive, along a curve to the left
54 having a radius of 638.00 feet, a delta angle of 40°06'14", and an arc
55 distance of 446.57 feet to a point; thence Continuing northerly, along
56 said Great Pond Drive, along a curve to the right having a radius of
57 160.00 feet, a delta angle of 09°04'07", and an arc distance of 25.32 feet
58 to a point; thence Continuing northerly, along said Great Pond Drive,
59 along a curve to the left having a radius of 160.00 feet, a delta angle of
60 09°04'07", and an arc distance of 25.32 feet to a point; thence
61 N15°35'42"E, continuing along said Great Pond Drive, a distance of
62 119.77 feet to a point; thence Northeasterly, continuing along said
63 Great Pond Drive, along a curve to the right having a radius of 30.00
64 feet, a delta angle of 89°49'57", and an arc distance of 47.04 feet to the
65 point of beginning. Containing 27.96 acres or 1,217,938 square feet,
66 more or less. And a certain parcel of land being situated on the
67 northerly side of Day Hill Road, being more particularly described as
68 follows: Beginning at 4x4 concrete bound on the northerly sideline of
69 Day Hill Road at the southeast corner of the herein described parcel,
70 said point also being the southwest corner of land of Prospect Hill
71 Realty, LLC; thence S46°02'28"W, a distance of 516.94 feet to a point;
72 thence Southwesterly along a curve to the right having a radius of
73 975.00 feet, a delta angle of 28°07'12", and an arc distance of 478.52 feet
74 to a point; thence S74°13'40"W, a distance of 882.98 feet to a point;
75 thence Westerly along a curve to the left having a radius of 2,025.00
76 feet, a delta angle of 5°16'00", and an arc distance of 186.14 feet to a
77 point; thence S68°57'40"W, a distance of 952.41 feet to a point; thence
78 Westerly along a curve to the right having a radius of 244.35 feet, a
79 delta angle of 09°29'30", and an arc distance of 1,475.00 feet to a point;
80 thence S78°27'10"W, a distance of 382.24 feet to a point; thence
81 Westerly along a curve to the right having a radius of 1,475.00 feet, a
82 delta angle of 07°55'00", and an arc distance of 203.80 feet a point;
83 thence S86°22'10"W, a distance of 956.42 feet to a point at the
84 southeasterly corner of land of Hartford Life Insurance Company (the

85 previous nine courses by the northerly sideline of said Day Hill Road);
86 thence Northwesterly along a curve to the right having a radius of
87 25.00 feet, a delta angle of $90^{\circ}00'00''$, and an arc distance of 39.27 feet to
88 a point; thence $N03^{\circ}37'50''W$, a distance of 75.00 feet to a point; thence
89 northwesterly along a curve to the left having a radius of 530.00 feet, a
90 delta angle of $41^{\circ}39'33''$, and an arc distance of 385.36 feet to a point;
91 thence $N12^{\circ}48'54''E$, a distance of 300.40 feet to a point; thence
92 $N13^{\circ}02'56''E$, a distance of 983.21 feet to a point; thence $N74^{\circ}15'52''W$, a
93 distance of 107.47 feet to a point; thence $N18^{\circ}43'28''E$, a distance of
94 822.46 feet to a point on the southerly line of land of Roncari
95 Industries, Inc. (the previous seven courses by said land of Hartford
96 Life Insurance Company); thence $S75^{\circ}04'54''E$, along said land of
97 Roncari Industries, Inc., a distance of 57.55 feet to an iron pin found;
98 thence $N14^{\circ}15'58''E$, continuing along said land of Roncari Industries,
99 Inc., a distance of 2,532.76 feet to an iron pin found; thence
100 $N75^{\circ}17'03''W$, continuing along said land of Roncari Industries, Inc., a
101 distance of 1,137.57 feet to an iron pin found; thence $N13^{\circ}37'40''E$,
102 continuing along said land of Roncari Industries, Inc., a distance of
103 405.09 feet to a 6x6 concrete bound; thence $N15^{\circ}02'08''W$, continuing
104 along said land of Roncari Industries, Inc., a distance of 425.09 feet to a
105 6x6 concrete bound found (tie point); thence Continuing $N15^{\circ}02'08''W$,
106 along said land of Roncari Industries, Inc., a distance of approximately
107 43 feet to the Farmington River; thence Easterly, along the Farmington
108 River, a distance of approximately 2,567 feet to a point on the southerly
109 line of land of the Town of Windsor (landfill); thence $S68^{\circ}07'16''E$,
110 along said land of the Town of Windsor (landfill), a distance of
111 approximately 7 feet to a stone bound (tie point) (tie line from first
112 mentioned tie point to second mentioned tie point bearing
113 $N72^{\circ}35'10''E$, a distance of 2,209.11); thence Continuing $S68^{\circ}07'16''E$,
114 continuing along said land of the Town of Windsor (landfill), a
115 distance of 2,104.39 feet to a point at other land of said Town of
116 Windsor; thence $S06^{\circ}23'10''W$, along said land of Town of Windsor, a
117 distance of 212.87 feet to a point; thence $S68^{\circ}12'26''E$, continuing along
118 said land of Town of Windsor, a distance of 1,084.98 feet to a point on
119 the westerly side of land of Farmington River Power Company; thence

120 S07°32'47"E, along said land of Farmington River Power Company, a
121 distance of 1,889.36 feet to a point; thence S13°03'38"W, along said land
122 of Farmington River Power Company, a distance of 279.44 feet to a 6x6
123 stone bound found at the northwest corner of land of Anna P. Sedor;
124 thence S12°54'12"W, along said Sedor land, a distance of 590.53 feet to
125 an iron pipe found on the northerly line of land of The Ferraina
126 Company, LLC; thence N77°21'42"W, along said The Ferraina
127 Company, LLC land, a distance of 160.15 feet to a 6x6 concrete bound
128 found; thence S14°55'12"W, continuing along said The Ferraina
129 Company, LLC land, land of FS Realty, LLC and said land of Prospect
130 Hill Realty, LLC, a distance of 1,182.22 feet to the point of beginning.
131 Containing 590.5 acres or 25,722,000 square feet, more or less. The
132 district boundaries shall also include any off-site locations mandated
133 by any permitting agency for improvements undertaken by the
134 district.

135 (2) "Voter" means (A) any person who is an elector of the district, (B)
136 any citizen of the United States of the age of eighteen years or more
137 who, jointly or severally, is liable to the district for taxes assessed
138 against such citizen on an assessment of not less than one thousand
139 dollars on the last-completed grand list of such district, as the case may
140 be, or who would be so liable if not entitled to an exemption under
141 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general
142 statutes, or (C) holders of record of an interest in real property within
143 the district.

144 (3) "Bonds" means bonds, notes or other obligations authorized by
145 this section.

146 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
147 the town of Windsor, specifying the district for any or all of the
148 purposes set forth in this section, the town council of such town shall
149 call a meeting of the voters to act upon such petition, which meeting
150 shall be held at such place within such town and such hour as the town
151 council designates, not later than thirty days after such petition has
152 been received by the town council. Such meeting shall be called by

153 publication of a written notice of the same, signed by the town council
154 of the town of Windsor, at least fourteen days before the time fixed for
155 such meeting in two successive issues of some newspaper published or
156 circulated in such town. Not later than twenty-four hours before such
157 meeting, (A) two hundred or more voters or ten per cent of the total
158 number of voters of such proposed district, whichever is less, may
159 petition the town council, in writing, for a referendum of the voters of
160 such proposed district, or (B) the town council in its discretion may
161 order a referendum of the voters of such proposed district, on the sole
162 question of whether the proposed district should be established. Any
163 such referendum shall be held not less than seven or more than
164 fourteen days after the receipt of such petition or the date of such
165 order, on a day to be set by the town council for a vote by paper ballots
166 or by a "yes" or "no" vote on the voting machines, during the hours
167 between twelve o'clock noon and eight o'clock p.m.; except that such
168 town may, by vote of its town council, provide for an earlier hour for
169 opening the polls but not earlier than six o'clock a.m., notwithstanding
170 the provisions of any special act. If voters representing at least two-
171 thirds of the assessments of holders of record within the proposed
172 district cast votes in such referendum in favor of establishing the
173 proposed district, the town manager shall reconvene such meeting not
174 later than seven days after the day on which the referendum is held.
175 Upon approval of the petition for the proposed district by voters
176 representing at least two-thirds of the assessments of holders of record
177 within the proposed district present at such meeting, or if a
178 referendum is held, upon the reconvening of such meeting after the
179 referendum, the voters, upon the vote of voters representing a majority
180 of assessments of holders of record within the proposed district,
181 choose necessary officers therefor to hold office until the first annual
182 meeting thereof; and the district shall, upon the filing of the first report
183 filed in the manner provided in subsection (c) of section 7-325 of the
184 general statutes, thereupon be a body corporate and politic and have
185 the powers provided in sections 7-324 to 7-329, inclusive, of the general
186 statutes, not inconsistent with the general statutes or this section, in
187 relation to the objects for which it was established, that are necessary

188 for the accomplishment of such objects, including the power to lay and
189 collect taxes. The clerk of such district shall cause its name and a
190 description of its territorial limits and of any additions that may be
191 made thereto to be recorded in, and a caveat be placed upon, the land
192 records of the town of Windsor.

193 (2) At the meeting called for the purpose of establishing the district
194 as provided in subdivision (1) of this subsection, the voters may
195 establish the district for any or all of the following purposes: To light
196 streets, to plant and care for shade and ornamental trees, to plan, lay
197 out, acquire, construct, maintain and finance roads, sidewalks,
198 crosswalks, drains, sewers and sewage treatment facilities, utility
199 improvements and connections, parking facilities, open space,
200 bulkhead repairs, dredging and construction, environmental
201 remediation and other infrastructure improvements and to acquire,
202 construct, maintain and regulate the use of recreational facilities, to
203 plan, lay out, acquire, construct, reconstruct, repair, maintain,
204 supervise and manage a flood or erosion control system, to plan, lay
205 out, acquire, construct, maintain, operate, finance and regulate the use
206 of a community water system, all as hereinafter referred to as the
207 "improvements". The district may contract with a town, city, borough
208 or other district for carrying out any of the purposes or the purchase or
209 sale of any of the improvements for which such district was
210 established.

211 (3) (A) At the meeting called for the purpose of establishing the
212 district as provided in subdivision (1) of this subsection, the voters
213 shall fix the date of the annual meeting of the voters for the transaction
214 of such business as may properly come before such annual meeting.
215 The district shall have five directors. At such organization meeting of
216 the district, the voters shall elect four directors, and, upon the
217 organization of the district and at all times thereafter, one director shall
218 be appointed by the town council of the town of Windsor. From such
219 directors, the voters shall elect at the organizational meeting and
220 following each election of directors thereafter, a president, vice-
221 president, a clerk and a treasurer. The initial directors shall serve until

222 the first annual meeting and thereafter such directors shall be elected
223 or appointed, as applicable, for a term of four years. Not less than three
224 members of the board of directors shall be residents of the state.
225 Subject to the provisions of subdivision (4) of this subsection, not fewer
226 than fifteen voters of the district shall constitute a quorum for the
227 transaction of business at such organizational meeting of the district;
228 and, if fifteen voters are not present at such meeting, the town
229 manager may adjourn such meeting from time to time, until at least
230 fifteen voters are present.

231 (B) Special meetings of the district may be called on the application
232 of ten per cent of the total number of voters of such district or twenty
233 of the voters of such district, whichever is less, or by the president or
234 any three directors upon giving notice as provided in this subdivision.
235 Any special meeting called on the application of the voters shall be
236 held not later than twenty-one days after receiving such application.
237 Notice of the holding of the annual meeting and all special meetings
238 shall be given by publication of a notice of such meetings in a
239 newspaper having a general circulation in such district at least ten
240 days before the day of such meetings, signed by the president or any
241 three directors, which notice shall designate the time and place of such
242 meetings and the business to be transacted thereat. Two hundred or
243 more persons or ten per cent of the total number of voters of such
244 district, whichever is less, may petition the clerk of such district, in
245 writing, at least twenty-four hours prior to any such meeting,
246 requesting that any item or items on the call of such meeting be
247 submitted to the voters not less than seven or more than fourteen days
248 thereafter, on a day to be set by the district meeting or, if the district
249 meeting does not set a date, by the board of directors, or a vote by
250 paper ballots or by a "yes" or "no" vote on the voting machines, during
251 the hours between twelve o'clock noon and eight o'clock p.m., except
252 that any district may, by vote of its board of directors, provide for an
253 earlier hour for opening the polls but not earlier than six o'clock a.m.
254 The paper ballots or voting machine ballot labels, as the case may be,
255 shall be provided by the clerk. When such a petition has been filed

256 with the clerk, the president, after completion of other business and
257 after reasonable discussion, shall adjourn such meeting and order such
258 vote on such item or items in accordance with the petition; and any
259 item so voted may be rescinded in the same manner. The clerk shall
260 phrase such item or items in a form suitable for printing on such paper
261 ballots or ballot labels.

262 (C) As provided in subdivision (4) of this subsection, not fewer than
263 fifteen voters of the district shall constitute a quorum for the
264 transaction of business at any meeting of the district; and, if fifteen
265 voters are not present at such meeting, the president of the district or,
266 in such president's absence, the vice-president, may adjourn such
267 meeting from time to time, until at least fifteen voters are present; and
268 all meetings of the district where a quorum is present may be
269 adjourned from time to time by a vote of a majority of the voters
270 voting on the question. At any annual or special meeting, the voters
271 may, by a vote of two-thirds of those present and voting, discontinue
272 any purposes for which the district is established or undertake any
273 additional purpose or purposes enumerated in subdivision (2) of this
274 subsection.

275 (4) (A) A quorum for the transaction of business at the meeting
276 called for the purpose of establishing the district, as provided in
277 subdivisions (1) and (3) of this subsection, shall be either fifteen voters
278 of such district or a majority of the holders of record of interests in real
279 property within such district, as long as the assessments of such
280 holders of record constitute more than one-half of the total of
281 assessments for all interests in real property within such district. If
282 fifteen voters or a majority of the holders of record of interests in real
283 property within such district are not present at such meeting or the
284 assessments of such holders of record constitute less than one-half of
285 the total of assessments for all interests in real property within such
286 district, the town manager may adjourn such meeting, from time to
287 time, until at least fifteen voters or a majority of the holders of record
288 of interests in real property within such district are present and the
289 assessments of such holders of record constitute more than one-half of

290 the total of assessments for all interests in real property within such
291 district.

292 (B) For the transaction of business at any other meeting of the
293 district, a quorum shall be either fifteen voters of the district or a
294 majority of the holders of record of interests in real property within
295 such district, as long as the assessments for such holders of record
296 constitute more than one-half of the total of assessments for all
297 interests in real property within such district. If fifteen voters or a
298 majority of the holders of record of interests in real property within
299 such district are not present at such meeting or the assessments of such
300 holders of record constitute less than one-half of the total assessments
301 for all interests in real property within such district, the president of
302 the district, or in such president's absence, the vice-president, may
303 adjourn such meeting, from time to time, until at least fifteen voters or
304 a majority of the holders of record of interests in real property within
305 such district are present and the assessments of such holders of record
306 constitute more than one-half of the total of assessments for all
307 interests in real property within such district.

308 (5) In any case in which an action for a vote by the voters of the
309 district is to be initiated by the petition of such voters, in addition to
310 such other requirements as the general statutes or any special act may
311 impose, such petition shall be on a form prescribed or approved by the
312 clerk of such district, and each page of such petition shall contain a
313 statement, signed under penalties of false statement, by the person
314 who circulated the same, setting forth such circulator's name and
315 address, and stating that each person whose name appears on said
316 page signed the same in person in the presence of such circulator, that
317 the circulator either knows each such signer or that the signer
318 satisfactorily identified himself to the circulator and that all the
319 signatures on said page were obtained not earlier than six months
320 prior to the filing of said petition. Any page of a petition which does
321 not contain such a statement by the circulator shall be invalid. Any
322 circulator who makes a false statement in the statement hereinbefore
323 provided shall be subject to the penalty provided for false statement.

324 No petition shall be valid for any action for a vote by the voters at any
325 regular or special district meeting unless such petition shall be
326 circulated by a voter eligible to vote in such district.

327 (c) Whenever the officers of such district vote to terminate its
328 corporate existence and whenever a petition signed by ten per cent of
329 the total voters of such district or twenty of the voters of such district,
330 whichever is less, applying for a special meeting to vote on the
331 termination of the district is received by the clerk, the clerk shall call a
332 special meeting of the voters of such district, the notice of which shall
333 be signed by the officers thereof, by advertising the same in the same
334 manner as provided in section 7-325 of the general statutes. Not later
335 than twenty-four hours before any such meeting, two hundred or more
336 voters or ten per cent of the total number of voters, whichever is less,
337 may petition the clerk of the district, in writing, that a referendum on
338 the question of whether the district should be terminated be held in the
339 manner provided in section 7-327 of the general statutes. If, at such
340 meeting, a two-thirds majority of the voters present vote to terminate
341 the corporate existence of the district, or, if a referendum is held, two-
342 thirds of the voters casting votes in such referendum vote to terminate
343 the corporate existence of the district, the officers shall proceed to
344 terminate the affairs of such district. The district shall pay all
345 outstanding indebtedness and turn over the balance of the assets of
346 such district to the town of Windsor, if the town council of the town by
347 resolution authorizes such action. The district shall not be terminated
348 under this subsection until all of its outstanding indebtedness is paid
349 unless the town council of the town of Windsor agrees by resolution to
350 assume such indebtedness, which action the town council is
351 authorized to undertake notwithstanding the provisions of any of the
352 general statutes, or of any other public or special act or charter or
353 ordinance or resolution, to the contrary. On completion of the duties of
354 the officers of such district, the clerk shall cause a certificate of the vote
355 of such meeting to be recorded in the land records of the town of
356 Windsor and the clerk shall notify the Secretary of the Office of Policy
357 and Management.

358 (d) (1) For purposes of voting at meetings held by such district, any
359 tenant in common of any interest in real property shall have a vote
360 equal to the fraction of such tenant in common's ownership of such
361 interest. Any joint tenant of any interest in real property shall vote as if
362 each such tenant owned an equal fractional share of such real
363 property. A corporation shall have its vote cast by the chief executive
364 officer of such corporation, or such officer's designee. Any entity that is
365 not a corporation shall have its vote cast by a person authorized by
366 such entity to cast its vote. No owner shall have more than one vote.

367 (2) No holder of record of an interest in real property shall be
368 precluded from participating in any district meeting or referendum
369 because of the form of entity that holds such interest, whether such
370 holder of record is (A) a corporation, partnership, unincorporated
371 association, trustee, fiduciary, guardian, conservator or other form of
372 entity, or any combination thereof, or (B) an individual who holds
373 interests jointly or in common with another individual or individuals,
374 or with any one or more of the entities listed in subparagraph (A) of
375 this subdivision.

376 (e) Notwithstanding any provision of the general statutes, including
377 sections 7-324 to 7-329, inclusive, of the general statutes, the district
378 shall have the power to assess, levy and collect benefit assessments
379 upon the land and buildings in the district which, in its judgment, are
380 benefited by the improvements.

381 (f) (1) Notwithstanding any provision of the general statutes,
382 including sections 7-324 to 7-329, inclusive, of the general statutes, the
383 district shall have the power to fix, revise, charge, collect, abate and
384 forgive reasonable taxes, fees, rents and benefit assessments, and other
385 charges for the cost of the improvements, financing costs, operating
386 expenses and other services and commodities furnished or supplied to
387 the real property in the district in accordance with the applicable
388 provisions of the general statutes which apply to districts established
389 under section 7-325 of the general statutes, and this section and in the
390 manner prescribed by the district. Notwithstanding any provision of

391 the general statutes, the district may make grants for, or pay the entire
392 cost of any improvements, including the costs of financing such
393 improvements, capitalized interest and the funding of any reserve
394 funds necessary to secure such financing or the debt service of bonds
395 or notes issued to finance such costs, from taxes, fees, rents, benefit
396 assessments or other revenues and may assess, levy and collect said
397 taxes, fees, rents or benefit assessments concurrently with the
398 commencement of construction of the improvements or the issuance of
399 bonds, notes or other obligations to finance such improvements based
400 on the estimated cost of the improvements prior to the acquisition or
401 construction of the improvements or based on the actual cost of the
402 improvements upon the completion or acquisition of the
403 improvements.

404 (2) Notwithstanding any provision of the general statutes, whenever
405 the district constructs, improves, extends, equips, rehabilitates, repairs,
406 acquires or provides a grant for any improvements or finances the cost
407 of such improvements, such proportion of the cost or estimated cost of
408 the improvements and financing thereof, as determined by the district,
409 may be assessed by the district, herein referred to as "benefit
410 assessments", in the manner prescribed by such district, upon the
411 property benefited by such improvements and the balance of such
412 costs shall be paid from the general funds of the district. The district
413 may provide for the payment of such benefit assessments in annual
414 installments, not exceeding thirty, and may forgive such benefit
415 assessments in any single year without causing the remainder of
416 installments of benefit assessments to be forgiven. Benefit assessments
417 to buildings or structures constructed or expanded after the initial
418 benefit assessment may be assessed as if the new or expanded
419 buildings or structures had existed at the time of the original benefit
420 assessment.

421 (3) In order to provide for the collection and enforcement of its
422 taxes, fees, rents, benefit assessments and other charges, the district is
423 hereby granted all the powers and privileges with respect thereto as
424 districts organized pursuant to section 7-325 of the general statutes, or

425 as otherwise provided in this section. Such taxes, fees, rents or benefit
426 assessments, if not paid when due, shall constitute a lien upon the
427 premises served and a charge against the owners thereof, which lien
428 and charge shall bear interest at the same rate as delinquent property
429 taxes. Each such lien may be continued, recorded and released in the
430 manner provided for property tax liens and shall take precedence over
431 all other liens or encumbrances except a lien for taxes, fees, rents or
432 benefit assessments of the town of Windsor. Each such lien may be
433 continued, recorded and released in the manner provided for property
434 tax liens.

435 (4) The budget, taxes, fees, rents, benefit assessments and any other
436 charges of the district of general application shall be adopted and
437 revised by the board at least annually, not more than thirty days before
438 the beginning of the fiscal year, in accordance with the procedures to
439 be established by the board, at a meeting called by the board, assuring
440 that interested persons are afforded notice and an opportunity to be
441 heard. The board shall hold at least two public hearings on its schedule
442 of fees, rates, rents, benefit assessments and other charges or any
443 revision thereof before adoption, notice of which shall be delivered to
444 the town manager and the town clerk of the town of Windsor and be
445 published in at least two newspapers of general circulation in the town
446 of Windsor at least ten days in advance of the hearing. Not later than
447 the date of the publication, the board shall make available to the public
448 and deliver to the town manager and the town clerk of the town of
449 Windsor the proposed schedule of fees, rates, rents, benefit
450 assessments and other charges. The procedures regarding public
451 hearing and appeal provided by section 7-250 of the general statutes
452 shall apply for all benefit assessments made by the district, except that
453 the board shall be substituted for the water pollution control authority.
454 Should the benefit assessments be assessed and levied prior to the
455 acquisition or construction of the improvements, then the amount of
456 the benefit assessments shall be adjusted to reflect the actual cost of the
457 improvements, including all financing costs, once the improvements
458 have been completed, should the actual cost be greater than or less

459 than the estimated costs. Benefit assessments shall be due and payable
460 at such times as are fixed by the board, provided the district shall give
461 notice of such due date not less than thirty days prior to such due date
462 by publication in a newspaper of general circulation in the town of
463 Windsor and by mailing such notice to the owners of the property
464 assessed at their last-known address.

465 (g) (1) Notwithstanding any provision of the general statutes,
466 including sections 7-324 to 7-329, inclusive, of the general statutes
467 whenever the district has authorized the acquisition or construction of
468 the improvements or has made an appropriation therefor, the district
469 may authorize the issuance of up to one hundred forty million dollars
470 of bonds, notes or other obligations to finance the cost of the
471 improvements, the creation and maintenance of reserves required to
472 sell the bonds and the cost of issuance of the bonds provided no bonds
473 shall be issued prior to the district entering into an interlocal
474 agreement with the town of Windsor, in accordance with the
475 procedures provided by section 7-339c of the general statutes,
476 including at least one public hearing on the proposed agreement and
477 ratification by the town council. Such interlocal agreement may
478 without limitation include provisions regarding acquisition,
479 construction, equipping, and operation and administration of the
480 improvements; regarding acquisition by, transfer or lease to, or other
481 use by the town of all or any portion of the improvements; binding the
482 town or the district to appropriate funds as necessary to meet its
483 obligations under the agreement; and such other provisions as
484 determined by the town council and the district to be necessary or
485 desirable to carry out the purposes hereof. The bonds may be secured
486 as to both principal or interest by (A) the full faith and credit of the
487 district, (B) fees, revenues or benefit assessments, or (C) a combination
488 of subparagraphs (A) and (B) of this subdivision. Such bonds shall be
489 authorized by resolution of the board. The district is authorized to
490 secure such bonds by the full faith and credit of the district or by a
491 pledge of or lien on all or part of its revenues, fees or benefit
492 assessments. The bonds of each issue shall be dated, shall bear interest

493 at the rates and shall mature at the time or times not exceeding thirty
494 years from their date or dates, as determined by the board, and may be
495 redeemable before maturity, at the option of the board, at the price or
496 prices and under the terms and conditions fixed by the board before
497 the issuance of the bonds. The board shall determine the form of the
498 bonds, and the manner of execution of the bonds, and shall fix the
499 denomination of the bonds and the place or places of payment of
500 principal and interest, which may be at any bank or trust company
501 within the state of Connecticut and other locations as designated by
502 the board. In case any officer whose signature or a facsimile of whose
503 signature shall appear on any bonds or coupons shall cease to be an
504 officer before the delivery of the bonds, the signature or facsimile shall
505 nevertheless be valid and sufficient for all purposes the same as if the
506 officer had remained in office until the delivery.

507 (2) While any bonds issued by the district remain outstanding, the
508 powers, duties or existence of the district shall not be diminished or
509 impaired in any way that will affect adversely the interests and rights
510 of the holders of the bonds. Bonds issued under this section, unless
511 otherwise authorized by law, shall not be considered to constitute a
512 debt of the state of Connecticut or the town of Windsor, or a pledge of
513 the full faith and credit of the state of Connecticut or the town of
514 Windsor, but the bonds shall be payable solely by the district or as
515 special obligations payable from particular district revenues. Any
516 bonds issued by the district shall contain on their face a statement to
517 the effect that neither the state of Connecticut nor the town of Windsor
518 shall be obliged to pay the principal of or the interest thereon, and that
519 neither the full faith and credit or taxing power of the state of
520 Connecticut or the town of Windsor is pledged to the payment of the
521 bonds. All bonds issued under this section shall have and are hereby
522 declared to have all the qualities and incidents of negotiable
523 instruments, as provided in title 42a of the general statutes.

524 (h) (1) The board may authorize that the bonds be secured by a trust
525 agreement by and between the district and a corporate trustee, which
526 may be any trust company or bank having the powers of a trust

527 company within the state of Connecticut. The trust agreement may
528 pledge or assign the revenues. Either the resolution providing for the
529 issuance of bonds or the trust agreement may contain covenants or
530 provisions for protecting and enforcing the rights and remedies of the
531 bondholders as may be necessary, reasonable or appropriate and not in
532 violation of law.

533 (2) All expenses incurred in carrying out the trust agreement may be
534 treated as a part of the cost of the operation of the district. The pledge
535 by any trust agreement or resolution shall be valid and binding from
536 time to time when the pledge is made; the revenues or other moneys
537 so pledged and then held or thereafter received by the board shall
538 immediately be subject to the lien of the pledge without any physical
539 delivery thereof or further act; and the lien of the pledge shall be valid
540 and binding as against all parties having claims of any kind in tort,
541 contract or otherwise against the board, irrespective of whether the
542 parties have notice thereof. Notwithstanding any provision of the
543 Uniform Commercial Code, neither this subsection, the resolution or
544 any trust agreement by which a pledge is created need be filed or
545 recorded except in the records of the board, and no filing need be
546 made under title 42a of the general statutes.

547 (i) Bonds issued under this section are hereby made securities in
548 which all public officers and public bodies of the state of Connecticut
549 and its political subdivisions, all insurance companies, trust
550 companies, banking associations, investment companies, executors,
551 administrators, trustees and other fiduciaries may properly and legally
552 invest funds, including capital in their control and belonging to them;
553 and such bonds shall be securities which may properly and legally be
554 deposited with and received by any state or municipal officer or any
555 agency or political subdivision of the state of Connecticut for any
556 purpose for which the deposit of bonds of the state of Connecticut is
557 now or may hereafter be authorized by law.

558 (j) Bonds may be issued under this section without obtaining the
559 consent of the state of Connecticut or the town of Windsor, and

560 without any proceedings or the happening of any other conditions or
561 things other than those proceedings, conditions or things that are
562 specifically required thereof by this section, and the validity of and
563 security for any bonds issued by the district shall not be affected by the
564 existence or nonexistence of the consent or other proceedings,
565 conditions or things.

566 (k) The district and all its receipts, revenues, income and real and
567 personal property shall be exempt from taxation and benefit
568 assessments and the district shall not be required to pay any tax, excise
569 or assessment to or from the state of Connecticut or any of its political
570 subdivisions. The principal and interest on bonds or notes issued by
571 the district shall be free from taxation at all times, except for estate and
572 gift, franchise and excise taxes, imposed by the state of Connecticut or
573 any political subdivision thereof, provided nothing in this section shall
574 act to limit or restrict the ability of the state of Connecticut or the town
575 of Windsor to tax the individuals and companies, or their real or
576 personal property or any person living or business operating within
577 the boundaries of the district.

578 (l) The board shall at all times keep accounts of its receipts,
579 expenditures, disbursements, assets and liabilities, which shall be open
580 to inspection by a duly appointed officer or duly appointed agent of
581 the state of Connecticut or the town of Windsor. The fiscal year of the
582 district shall begin on July first and end on the following June thirtieth
583 or as otherwise established by section 7-327 of the general statutes. The
584 district shall be subject to an audit of its accounts in the manner
585 provided in the general statutes.

586 (m) (1) At such time as any construction or development activity
587 financed by bonds issued by the district is taking place, the clerk of the
588 district shall submit project activity reports quarterly to the Secretary
589 of the Office of Policy and Management and to the chairpersons of the
590 joint standing committee of the General Assembly having cognizance
591 of matters relating to finance, revenue and bonding.

592 (2) The district shall take affirmative steps to provide for the full
593 disclosure of information relating to the public financing and
594 maintenance of improvements to real property undertaken by the
595 district. Such information shall be provided to the town manager of the
596 town of Windsor, any existing residents and to all prospective
597 residents of the district. The district shall furnish each developer of a
598 residential development within the district with sufficient copies of
599 such information to provide each prospective initial purchaser of
600 property in such district with a copy, and any developer of a
601 residential development within the district, when required by law to
602 provide a public offering statement, shall include a copy of such
603 information relating to the public financing and maintenance of
604 improvements in the public offering statement.

605 (n) (1) This section shall be deemed to provide an additional,
606 alternative and complete method of accomplishing the purposes of this
607 section and exercising the powers authorized hereby and shall be
608 deemed and construed to be supplemental and additional to, and not
609 in derogation of, powers conferred upon the district by law and
610 particularly by sections 7-324 to 7-329, inclusive, of the general
611 statutes; provided insofar as the proceedings of this section are
612 inconsistent with any general statute or special act, or any resolution or
613 ordinance of the town of Windsor, this section shall be controlling.

614 (2) Except as specifically provided in this section, all other statutes,
615 ordinances, resolutions, rules and regulations of the state of
616 Connecticut and the town of Windsor shall be applicable to the
617 property, residents and businesses located in the district. Nothing in
618 this section shall in any way obligate the town of Windsor to pay any
619 costs for the acquisition, construction, equipping or operation and
620 administration of the improvements located within the district or for
621 the operation or administration of the district, or to pledge any money
622 or taxes to pay debt service on bonds issued by the district except as
623 may be agreed to in any interlocal agreements executed by the town of
624 Windsor and the district.

625 (o) Notwithstanding any other provision of this section or of any of
626 the general statutes, or of any other public or special act or charter or
627 ordinance or resolution to the contrary, not earlier than four years
628 from the effective date of this section, at the option of the town of
629 Windsor by resolution of the town council of the town of Windsor, the
630 district shall be merged into the town of Windsor if no bonds have
631 then been issued by the district. Upon such merger, any obligations of
632 the district shall become obligations of the town of Windsor and any
633 property which is owned by the district shall be distributed to the
634 town of Windsor.

635 (p) This section being necessary for the welfare of the town of
636 Windsor and its inhabitants shall be liberally construed to affect the
637 purposes hereof.

638 Sec. 2. (*Effective July 1, 2011*) (a) For purposes of this section:

639 (1) "District" means that certain real property, situated in the town
640 of Windsor, the County of Hartford and the state of Connecticut, the
641 Millbrook Greens Improvement District, a body politic and corporate
642 and deemed to be established pursuant to section 7-325 of the general
643 statutes, consisting of the area bounded and described as follows:
644 Beginning at a point marking the intersection of the easterly nonaccess
645 highway line of Interstate 91 with the southerly street line of Pigeon
646 Hill Road. Said point being the northwesterly corner of the parcel
647 herein described. Thence, S 80 degrees 59'15" E a distance of 158.57 feet
648 to a point of curvature. Thence, along a curve to the right having a
649 central angle of 02 degrees 43'36" a radius of 500 feet and an arc length
650 of 23.79 feet to a point. Said point bearing S 71 degrees 46'59"E a chord
651 distance of 23.79 feet from said point of curvature. Thence, S 69
652 degrees 53'24" E a distance of 414.51 feet to a point of curvature.
653 Thence, along a curve to the left having a central angle of 09 degrees
654 54'40" E a radius of 1327.02 feet and an arc length of 229.55 feet to a
655 point marking the northwesterly corner of land now or formerly of
656 Chang Yu Sun et. al. Said point bearing S 74 degrees 50'44" E a chord
657 distance of 229.26 feet from said point of curvature. Thence, S 10

658 degrees 7'10" W a distance of 255.40 feet along the westerly property
659 line of land of said Sun. Thence, S 84 degrees 26'51" E a distance of
660 519.45 feet to a point. Thence, S 41 degrees 03'0" E a distance of 262.87
661 feet to a point. Thence, S 78 degrees, 33'09" W a distance of 262.51 feet
662 to a point. Thence, S 27 degrees 49'41" E a distance of 505.83 feet to a
663 point. Thence, N 61 degrees 58'09" E a distance of 181.00 feet to a point.
664 Thence, N 65 degrees 14'04" E a distance of 158.60 feet to a point.
665 Thence, S 14 degrees 43'51" E a distance of 400.00 feet to a point.
666 Thence, S 74 degrees 49'48" W a distance of 35.00 feet to a point.
667 Thence, S 14 degrees 43'51" E a distance of 158.82 feet to a point.
668 Thence, N 74 degrees 49'48" E a distance of 77.43 feet to a point in the
669 northerly street line of Warham Street. The last ten courses being along
670 residential subdivision property lines. Thence, along a curve to the left
671 in the westerly street line of Warham Street having a central angle of
672 109 degrees 28'23" a radius of 37.50 feet and an arc length of 71.65 feet
673 to a point marking the northwesterly corner of land now or formerly of
674 Margaret Rosemary Jacques EST. Said point bearing S 20 degrees
675 05'37" W a chord distance of 61.24 feet from said point on the northerly
676 street line of Warham Street. Thence, S 46 degrees 15'20" W a distance
677 of 312.33 feet to a point in the northern property line of land now or
678 formerly of James Walsh. Thence along said land of Walsh S 74
679 degrees 59'03" W a distance of 53.90 feet to a point. Thence, S 14
680 degrees 45'21" E a distance of 23.30 feet to a point. Thence, S 89 degrees
681 18'49" E a distance of 569.69 feet to a point marking the intersection of
682 the westerly street line of Taylor Court and the southerly street line of
683 Taylor Street. The last three courses being along land now of formerly
684 of James Walsh. Thence, S 45 degrees 45'31" E a distance of 88.10 feet to
685 a point. Thence, S 09 degrees 49'03" E a distance of 60.00 feet to a point.
686 Thence, S 88 degrees 56'36" E a distance of 97.90 feet to a point. Thence,
687 S 15 degrees 27'29" E a distance of 120.90 feet to a point. Thence, N 74
688 degrees 16'50" E a distance of 79.72 feet to a point. Thence, N 15
689 degrees 27'29" W a distance of 96.90 feet to a point. Thence, S 88
690 degrees 56'36" E a distance of 361.50 feet to a point. Thence, N 67
691 degrees 27'58" E a distance of 185.66 feet to a point marking the
692 northwesterly corner of land now or formerly 165 Poquonock, LLC.

693 The last eight courses being along residential subdivision property
694 lines. Thence, S 25 degrees 30'32" E a distance of 150.13 feet to a point.
695 Thence, S 67 degrees 26'18" W a distance of 72.66 feet to a point.
696 Thence, S 06 degrees 54'44" E a distance of 245.59 feet to a point.
697 Thence, S 82 degrees 18'31" W a distance of 67.72 feet to a point.
698 Thence, S 20 degrees 51'27" E a distance of 80.84 feet to a point. Thence,
699 N 83 degrees 07'52" W a distance of 137.65 feet to a point. Thence, N 58
700 degrees 22'52" W a distance of 55.00 feet to a point. Thence, S 24
701 degrees 04'16" W a distance of 153.40 feet to a point marking the
702 northeasterly corner of land now or formerly of Robert M. Devito and
703 Margaret J. Devito. The last five courses being along residential
704 subdivision property lines. Thence, S 23 degrees 19'19" W a distance of
705 114.43 feet to a point. Thence, S 50 degrees 31'36" W a distance of
706 164.27 feet to a point. Thence, S 30 degrees 5'45" E a distance of 192.16
707 feet to a point in the northerly street line of Mack Street. Then last two
708 course being along land now or formerly of Windsor Independent
709 Living Association, Inc. Thence, S 53 degrees 32'55" W a distance of
710 64.61 feet along the northerly street line of Mack Street to the
711 southeasterly corner of land now or formerly of Richard Pullen Tr.,
712 Joseph Misak, David Sherwood & et. al. Thence, N 29 degrees 42'33" W
713 a distance of 381.03 feet along said land of Richard Pullen TR. et. al. to
714 a point. Thence, S 74 degrees 29'39" W a distance of 710.60 feet to a
715 point. Thence, S 6 degrees 16'31" E a distance of 240.00 feet to a point
716 on the northerly line of land now or formerly of Associates of
717 Williamsburg. Thence, S 86 degrees 27'19" W a distance of 364.67 feet
718 to the northeasterly corner of land now or formerly of James Walsh
719 and Virginia Ernst. Thence, S 85 degrees 37'39" W a distance of 190.98
720 feet to a point. Thence, S 86 degrees 47'39" W a distance of 214.30 feet
721 to a point on the easterly line of land now or formerly of William,
722 Joseph & Helen Bednarz. Thence, N 04 degrees 41'41" W a distance of
723 262.78 feet to a point. Thence, N 05 degrees 57'41" W a distance of
724 275.88 feet to a point. Thence, S 83 degrees 29'44" W a distance of 84.28
725 feet to a point. Thence, N 01 degree 17'54" W a distance of 1180.41 feet
726 to a point. Thence, S 87 degrees 57'15" W a distance of 500.64 feet to a
727 point. Thence, S 07 degrees 49'52" W a distance of 28.40 feet to a point.

728 Thence, N 89 degrees 31'56" W a distance of 171.50 feet to a point.
729 Thence, S 83 degrees 45'24" W a distance of 307.69 feet to a point in the
730 westerly nonaccess highway line of Interstate 91. The last eight courses
731 being along land now or formerly of Joseph, William & Helen Bednarz.
732 Thence, N 02 degrees 8'43" E a distance of 188.35 feet to a point.
733 Thence, N 09 degrees 34'08" E a distance of 250.21 feet to a point.
734 Thence N 12 degrees 55'39" E a distance of 201 feet to a point. Thence,
735 N 19 degrees 20'53" W a distance of 55.89 feet to a point. Thence, N 7
736 degrees 12'59" E a distance of 829.62 feet to the point and place of
737 beginning. The last five courses being along the westerly nonaccess
738 highway line of Interstate 91. Said parcel contains a total area of
739 4,141,795 square feet or 95.08 acres. The project boundaries shall also
740 include any off-site locations mandated by any permitting agency for
741 improvements associated with the project.

742 (2) "Voter" means (A) any person who is an elector of the district, (B)
743 any citizen of the United States of the age of eighteen years or more
744 who, jointly or severally, is liable to the district for taxes assessed
745 against such citizen on an assessment of not less than one thousand
746 dollars on the last-completed grand list of such district, as the case may
747 be, or who would be so liable if not entitled to an exemption under
748 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general
749 statutes, or (C) holders of record of an interest in real property within
750 the district.

751 (3) "Bonds" means bonds, notes or other obligations authorized by
752 this section.

753 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
754 the town of Windsor, specifying the district for any or all of the
755 purposes set forth in this section, the town manager of such town shall
756 call a meeting of the voters to act upon such petition, which meeting
757 shall be held at such place within such town and such hour as the town
758 manager designates, not later than thirty days after such petition has
759 been received by the town manager. Such meeting shall be called by
760 publication of a written notice of the same, signed by the town

761 manager, at least fourteen days before the time fixed for such meeting
762 in two successive issues of some newspaper published or circulated in
763 such town. Not later than twenty-four hours before such meeting, (A)
764 two hundred or more voters or ten per cent of the total number of
765 voters of such proposed district, whichever is less, may petition the
766 town manager, in writing, for a referendum of the voters of such
767 proposed district, or (B) the town manager in his or her discretion may
768 order a referendum of the voters of such proposed district, on the sole
769 question of whether the proposed district should be established. Any
770 such referendum shall be held not less than seven or more than
771 fourteen days after the receipt of such petition or the date of such
772 order, on a day to be set by the town manager for a vote by paper
773 ballots or by a "yes" or "no" vote on the voting machines, during the
774 hours between twelve o'clock noon and eight o'clock p.m.; except that
775 such town may, by vote of its town council, provide for an earlier hour
776 for opening the polls but not earlier than six o'clock a.m.,
777 notwithstanding the provisions of any special act. If voters
778 representing at least two-thirds of the assessments of holders of record
779 within the proposed district cast votes in such referendum in favor of
780 establishing the proposed district, the town manager shall reconvene
781 such meeting not later than seven days after the day on which the
782 referendum is held. Upon approval of the petition for the proposed
783 district by voters representing at least two-thirds of the assessments of
784 holders of record within the proposed district present at such meeting,
785 or if a referendum is held, upon the reconvening of such meeting after
786 the referendum, the voters, upon the vote of voters representing a
787 majority of assessments of holders of record within the proposed
788 district, choose necessary officers therefor to hold office until the first
789 annual meeting thereof; and the district shall, upon the filing of the
790 first report filed in the manner provided in subsection (c) of section 7-
791 325 of the general statutes, thereupon be a body corporate and politic
792 and have the powers provided in sections 7-324 to 7-329, inclusive, of
793 the general statutes, not inconsistent with the general statutes or this
794 section, in relation to the objects for which it was established, that are
795 necessary for the accomplishment of such objects, including the power

796 to lay and collect taxes. The clerk of such district shall cause its name
797 and a description of its territorial limits and of any additions that may
798 be made thereto to be recorded in, and a caveat be placed upon, the
799 land records of the town of Windsor.

800 (2) At the meeting called for the purpose of establishing the district
801 as provided in subdivision (1) of this subsection, the voters may
802 establish the district for any or all of the following purposes: To
803 extinguish fires, to light streets, to plant and care for shade and
804 ornamental trees, to plan, lay out, acquire, construct, maintain and
805 finance roads, sidewalks, crosswalks, drains, sewers and sewage
806 treatment facilities, utility improvements and connections, parking
807 facilities, open space, bulkhead repairs, dredging and construction,
808 environmental remediation and other infrastructure improvements
809 and to acquire, construct, maintain and regulate the use of recreational
810 facilities, to plan, lay out, acquire, construct, reconstruct, repair,
811 maintain, supervise and manage a flood or erosion control system, to
812 plan, lay out, acquire, construct, maintain, operate, finance and
813 regulate the use of a community water system, all as hereinafter
814 referred to as the "improvements". The district may contract with a
815 town, city, borough or other district for carrying out any of the
816 purposes or the purchase or sale of any of the improvements for which
817 such district was established.

818 (3) At the meeting called for the purpose of establishing the district
819 as provided in subdivision (1) of this subsection, the voters shall fix the
820 date of the annual meeting of the voters for the election of district
821 officers and the transaction of such other business as may properly
822 come before such annual meeting. At such organization meeting of the
823 district, the voters shall elect five directors, provided, upon its
824 organization and at all times thereafter, one director may be appointed
825 by the town council of the town of Windsor. From such directors, the
826 voters shall elect at the organizational meeting a president, vice-
827 president, a clerk and a treasurer to serve until the first annual meeting
828 for the election of officers and thereafter such officers shall be elected
829 annually. Not fewer than three members of the board of directors shall

830 be residents of the state of Connecticut. Subject to the provisions of
831 subdivision (4) of this subsection, not fewer than fifteen voters of the
832 district shall constitute a quorum for the transaction of business at such
833 organizational meeting of the district; and if fifteen voters are not
834 present at such meeting, the town manager may adjourn such meeting
835 from time to time, until at least fifteen voters are present. Special
836 meetings of the district may be called on the application of ten per cent
837 of the total number of voters of such district or twenty of the voters of
838 such district, whichever is less, or by the president or any three
839 directors upon giving notice as provided in this subdivision. Any
840 special meeting called on the application of the voters shall be held not
841 later than twenty-one days after receiving such application. Notice of
842 the holding of the annual meeting and all special meetings shall be
843 given by publication of a notice of such meetings in a newspaper
844 having a general circulation in such district at least ten days before the
845 day of such meetings, signed by the president or any three directors,
846 which notice shall designate the time and place of such meetings and
847 the business to be transacted thereat. Two hundred or more persons or
848 ten per cent of the total number of voters of such district, whichever is
849 less, may petition the clerk of such district, in writing, at least twenty-
850 four hours prior to any such meeting, requesting that any item or items
851 on the call of such meeting be submitted to the voters not less than
852 seven or more than fourteen days thereafter, on a day to be set by the
853 district meeting or, if the district meeting does not set a date, by the
854 board of directors, or a vote by paper ballots or by a "yes" or "no" vote
855 on the voting machines, during the hours between twelve o'clock noon
856 and eight o'clock p.m., except that any district may, by vote of its
857 board of directors, provide for an earlier hour for opening the polls but
858 not earlier than six o'clock a.m. The paper ballots or voting machine
859 ballot labels, as the case may be, shall be provided by the clerk. When
860 such a petition has been filed with the clerk, the president, after
861 completion of other business and after reasonable discussion shall
862 adjourn such meeting and order such vote on such item or items in
863 accordance with the petition; and any item so voted may be rescinded
864 in the same manner. The clerk shall phrase such item or items in a

865 form suitable for printing on such paper ballots or ballot labels. Subject
866 to the provisions of subdivision (4) of this subsection, not fewer than
867 fifteen voters of the district shall constitute a quorum for the
868 transaction of business at any meeting of the district; and if fifteen
869 voters are not present at such meeting, the president of the district or,
870 in such president's absence, the vice-president, may adjourn such
871 meeting from time to time, until at least fifteen voters are present; and
872 all meetings of the district where a quorum is present may be
873 adjourned from time to time by a vote of a majority of the voters
874 voting on the question. At any annual or special meeting, the voters
875 may, by a majority vote of those present, discontinue any purposes for
876 which the district is established or undertake any additional purpose
877 or purposes enumerated in subdivision (2) of this subsection.

878 (4) (A) A quorum for the transaction of business at the meeting
879 called for the purpose of establishing the district, as provided in
880 subdivisions (1) and (3) of this subsection, shall be either fifteen voters
881 of such district or a majority of the holders of record of interests in real
882 property within such district, as long as the assessments of such
883 holders of record constitute more than one-half of the total of
884 assessments for all interests in real property within such district. If
885 fifteen voters or a majority of the holders of record of interests in real
886 property within such district are not present at such meeting or the
887 assessments of such holders of record constitute less than one-half of
888 the total of assessments for all interests in real property within such
889 district, the town manager may adjourn such meeting, from time to
890 time, until at least fifteen voters or a majority of the holders of record
891 of interests in real property within such district are present and the
892 assessments of such holders of record constitute more than one-half of
893 the total of assessments for all interests in real property within such
894 district.

895 (B) For the transaction of business at any other meeting of the
896 district, a quorum shall be either fifteen voters of the district or a
897 majority of the holders of record of interests in real property within
898 such district, as long as the assessments for such holders of record

899 constitute more than one-half of the total of assessments for all
900 interests in real property within such district. If fifteen voters or a
901 majority of the holders of record of interests in real property within
902 such district are not present at such meeting or the assessments of such
903 holders of record constitute less than one-half of the total assessments
904 for all interests in real property within such district, the president of
905 the district, or in such president's absence, the vice-president, may
906 adjourn such meeting, from time to time, until at least fifteen voters or
907 a majority of the holders of record of interests in real property within
908 such district are present and the assessments of such holders of record
909 constitute more than one-half of the total of assessments for all
910 interests in real property within such district.

911 (5) In any case in which an action for a vote by the voters of the
912 district is to be initiated by the petition of such voters, in addition to
913 such other requirements as the general statutes or any special act may
914 impose, such petition shall be on a form prescribed or approved by the
915 clerk of such district, and each page of such petition shall contain a
916 statement, signed under penalties of false statement, by the person
917 who circulated the same, setting forth such circulator's name and
918 address, and stating that each person whose name appears on said
919 page signed the same in person in the presence of such circulator, that
920 the circulator either knows each such signer or that the signer
921 satisfactorily identified himself to the circulator and that all the
922 signatures on said page were obtained not earlier than six months
923 prior to the filing of said petition. Any page of a petition which does
924 not contain such a statement by the circulator shall be invalid. Any
925 circulator who makes a false statement in the statement hereinbefore
926 provided shall be subject to the penalty provided for false statement.
927 No petition shall be valid for any action for a vote by the voters at any
928 regular or special district meeting unless such petition shall be
929 circulated by a voter eligible to vote in such district.

930 (c) Whenever the officers of such district vote to terminate its
931 corporate existence and whenever a petition signed by ten per cent of
932 the total voters of such district or twenty of the voters of such district,

933 whichever is less, applying for a special meeting to vote on the
934 termination of the district is received by the clerk, the clerk shall call a
935 special meeting of the voters of such district, the notice of which shall
936 be signed by the officers thereof, by advertising the same in the same
937 manner as provided in section 7-325 of the general statutes. Not later
938 than twenty-four hours before any such meeting, two hundred or more
939 voters or ten per cent of the total number of voters, whichever is less,
940 may petition the clerk of the district, in writing, that a referendum on
941 the question of whether the district should be terminated be held in the
942 manner provided in section 7-327 of the general statutes. If, at such
943 meeting, a two-thirds majority of the voters present vote to terminate
944 the corporate existence of the district, or, if a referendum is held, two-
945 thirds of the voters casting votes in such referendum vote to terminate
946 the corporate existence of the district, the officers shall proceed to
947 terminate the affairs of such district. The district shall pay all
948 outstanding indebtedness and turn over the balance of the assets of
949 such district to the town of Windsor, if the legislative body of the town
950 authorizes such action. No district shall be terminated under this
951 subsection until all of its outstanding indebtedness is paid unless the
952 legislative body of the town of Windsor agrees in writing to assume
953 such indebtedness. On completion of the duties of the officers of such
954 district, the clerk shall cause a certificate of the vote of such meeting to
955 be recorded in the land records of the town of Windsor and the clerk
956 shall notify the Secretary of the Office of Policy and Management.

957 (d) (1) For purposes of voting at meetings held by such district, any
958 tenant in common of any interest in real property shall have a vote
959 equal to the fraction of such tenant in common's ownership of such
960 interest. Any joint tenant of any interest in real property shall vote as if
961 each such tenant owned an equal fractional share of such real
962 property. A corporation shall have its vote cast by the chief executive
963 officer of such corporation, or such officer's designee. Any entity that is
964 not a corporation shall have its vote cast by a person authorized by
965 such entity to cast its vote. No owner shall have more than one vote.

966 (2) No holder of record of an interest in real property shall be

967 precluded from participating in any district meeting or referendum
968 because of the form of entity that holds such interest, whether such
969 holder of record is (A) a corporation, partnership, unincorporated
970 association, trustee, fiduciary, guardian, conservator or other form of
971 entity, or any combination thereof, or (B) an individual who holds
972 interests jointly or in common with another individual or individuals,
973 or with any one or more of the entities listed in subparagraph (A) of
974 this subdivision.

975 (e) Notwithstanding any provision of the general statutes, including
976 sections 7-324 to 7-329, inclusive, of the general statutes, the district
977 shall have the power to assess, levy and collect benefit assessments
978 upon the land and buildings in the district which, in its judgment, are
979 benefited by the improvements.

980 (f) (1) Notwithstanding any provision of the general statutes,
981 including sections 7-324 to 7-329, inclusive, of the general statutes, the
982 district shall have the power to fix, revise, charge, collect, abate and
983 forgive reasonable taxes, fees, rents and benefit assessments, and other
984 charges for the cost of the improvements, financing costs, operating
985 expenses and other services and commodities furnished or supplied to
986 the real property in the district in accordance with the applicable
987 provisions of the general statutes which apply to districts established
988 under section 7-325 of the general statutes, and this section and in the
989 manner prescribed by the district. Notwithstanding any provision of
990 the general statutes, the district may make grants for, or pay the entire
991 cost of any improvements, including the costs of financing such
992 improvements, capitalized interest and the funding of any reserve
993 funds necessary to secure such financing or the debt service of bonds
994 or notes issued to finance such costs, from taxes, fees, rents, benefit
995 assessments or other revenues and may assess, levy and collect said
996 taxes, fees, rents or benefit assessments concurrently with the issuance
997 of bonds, notes or other obligations to finance such improvements
998 based on the estimated cost of the improvements prior to the
999 acquisition or construction of the improvements or upon the
1000 completion or acquisition of the improvements.

1001 (2) Notwithstanding any provision of the general statutes, whenever
1002 the district constructs, improves, extends, equips, rehabilitates, repairs,
1003 acquires or provides a grant for any improvements or finances the cost
1004 of such improvements, such proportion of the cost or estimated cost of
1005 the improvements and financing thereof as determined by the district,
1006 may be assessed by the district, herein referred to as "benefit
1007 assessments", in the manner prescribed by such district, upon the
1008 property benefited by such improvements and the balance of such
1009 costs shall be paid from the general funds of the district. The district
1010 may provide for the payment of such benefit assessments in annual
1011 installments, not exceeding thirty, and may forgive such benefit
1012 assessments in any single year without causing the remainder of
1013 installments of benefit assessments to be forgiven. Benefit assessments
1014 to buildings or structures constructed or expanded after the initial
1015 benefit assessment may be assessed as if the new or expanded
1016 buildings or structures had existed at the time of the original benefit
1017 assessment.

1018 (3) In order to provide for the collection and enforcement of its
1019 taxes, fees, rents, benefit assessments and other charges, the district is
1020 hereby granted all the powers and privileges with respect thereto as
1021 districts organized pursuant to section 7-325 of the general statutes,
1022 and as held by the town of Windsor or as otherwise provided in this
1023 section. Such taxes, fees, rents or benefit assessments, if not paid when
1024 due, shall constitute a lien upon the premises served and a charge
1025 against the owners thereof, which lien and charge shall bear interest at
1026 the same rate as delinquent property taxes. Each such lien may be
1027 continued, recorded and released in the manner provided for property
1028 tax liens and shall take precedence over all other liens or
1029 encumbrances except a lien for taxes of the town of Windsor. Each
1030 such lien may be continued, recorded and released in the manner
1031 provided for property tax liens.

1032 (4) The budget, taxes, fees, rents, benefit assessments and any other
1033 charges of the district of general application shall be adopted and
1034 revised by the board at least annually no more than thirty days before

1035 the beginning of the fiscal year, in accordance with the procedures to
1036 be established by the board, at a meeting called by the board, assuring
1037 that interested persons are afforded notice and an opportunity to be
1038 heard. The board shall hold at least two public hearings on its schedule
1039 of fees, rates, rents, benefit assessments and other charges or any
1040 revision thereof before adoption, notice of which shall be delivered to
1041 the town manager of the town of Windsor and be published in at least
1042 two newspapers of general circulation in the town of Windsor at least
1043 ten days in advance of the hearing. No later than the date of the
1044 publication, the board shall make available to the public and deliver to
1045 the town manager of the town of Windsor the proposed schedule of
1046 fees, rates, rents, benefit assessments and other charges. The
1047 procedures regarding public hearing and appeal, provided by section
1048 7-250 of the general statutes, shall apply for all benefit assessments
1049 made by the district, except that the board shall be substituted for the
1050 water pollution control authority. Should the benefit assessments be
1051 assessed and levied prior to the acquisition or construction of the
1052 improvements, then the amount of the benefit assessments shall be
1053 adjusted to reflect the actual cost of the improvements, including all
1054 financing costs, once the improvements have been completed, should
1055 the actual cost be greater than or less than the estimated costs. Benefit
1056 assessments shall be due and payable at such times as are fixed by the
1057 board, provided the district shall give notice of such due date not less
1058 than thirty days prior to such due date by publication in a newspaper
1059 of general circulation in the town of Windsor and by mailing such
1060 notice to the owners of the property assessed at their last-known
1061 address.

1062 (g) (1) Notwithstanding any provision of the general statutes,
1063 including sections 7-324 to 7-329, inclusive, of the general statutes,
1064 whenever the district has authorized the acquisition or construction of
1065 the improvements or has made an appropriation therefor, the district
1066 may authorize the issuance of up to ten million dollars of bonds, notes
1067 or other obligations to finance the cost of the improvements, the
1068 creation and maintenance of reserves required to sell the bonds and

1069 the cost of issuance of the bonds, provided no bonds shall be issued
1070 prior to the district entering into an interlocal agreement with the town
1071 of Windsor, in accordance with the procedures provided by section 7-
1072 339c of the general statutes, including at least one public hearing on
1073 the proposed agreement and ratification by the town council. The
1074 bonds may be secured as to both principal or interest by (A) the full
1075 faith and credit of the district, (B) fees, revenues or benefit assessments,
1076 or (C) a combination of subparagraphs (A) and (B) of this subdivision.
1077 Such bonds shall be authorized by resolution of the board. The district
1078 is authorized to secure such bonds by the full faith and credit of the
1079 district or by a pledge of or lien on all or part of its revenues, fees or
1080 benefit assessments. The bonds of each issue shall be dated, shall bear
1081 interest at the rates and shall mature at the time or times not exceeding
1082 thirty years from their date or dates, as determined by the board, and
1083 may be redeemable before maturity, at the option of the board, at the
1084 price or prices and under the terms and conditions fixed by the board
1085 before the issuance of the bonds. The board shall determine the form of
1086 the bonds, and the manner of execution of the bonds, and shall fix the
1087 denomination of the bonds and the place or places of payment of
1088 principal and interest, which may be at any bank or trust company
1089 within the state of Connecticut and other locations as designated by
1090 the board. In case any officer whose signature or a facsimile of whose
1091 signature shall appear on any bonds or coupons shall cease to be an
1092 officer before the delivery of the bonds, the signature or facsimile shall
1093 nevertheless be valid and sufficient for all purposes the same as if the
1094 officer had remained in office until the delivery.

1095 (2) While any bonds issued by the district remain outstanding, the
1096 powers, duties or existence of the district shall not be diminished or
1097 impaired in any way that will affect adversely the interests and rights
1098 of the holders of the bonds. Bonds issued under this section, unless
1099 otherwise authorized by law, shall not be considered to constitute a
1100 debt of the state of Connecticut or the town of Windsor, or a pledge of
1101 the full faith and credit of the state of Connecticut or the town of
1102 Windsor, but the bonds shall be payable solely by the district or as

1103 special obligations payable from particular district revenues. Any
1104 bonds issued by the district shall contain on their face a statement to
1105 the effect that neither the state of Connecticut nor the town of Windsor
1106 shall be obliged to pay the principal of or the interest thereon, and that
1107 neither the full faith and credit or taxing power of the state of
1108 Connecticut or the town of Windsor is pledged to the payment of the
1109 bonds. All bonds issued under this section shall have and are hereby
1110 declared to have all the qualities and incidents of negotiable
1111 instruments, as provided in title 42a of the general statutes.

1112 (h) (1) The board may authorize that the bonds be secured by a trust
1113 agreement by and between the district and a corporate trustee, which
1114 may be any trust company or bank having the powers of a trust
1115 company within the state of Connecticut. The trust agreement may
1116 pledge or assign the revenues. Either the resolution providing for the
1117 issuance of bonds or the trust agreement may contain covenants or
1118 provisions for protecting and enforcing the rights and remedies of the
1119 bondholders as may be necessary, reasonable or appropriate and not in
1120 violation of law.

1121 (2) All expenses incurred in carrying out the trust agreement may be
1122 treated as a part of the cost of the operation of the district. The pledge
1123 by any trust agreement or resolution shall be valid and binding from
1124 time to time when the pledge is made; the revenues or other moneys
1125 so pledged and then held or thereafter received by the board shall
1126 immediately be subject to the lien of the pledge without any physical
1127 delivery thereof or further act; and the lien of the pledge shall be valid
1128 and binding as against all parties having claims of any kind in tort,
1129 contract or otherwise against the board, irrespective of whether the
1130 parties have notice thereof. Notwithstanding any provision of the
1131 Uniform Commercial Code, neither this subsection, the resolution or
1132 any trust agreement by which a pledge is created need be filed or
1133 recorded except in the records of the board, and no filing need be
1134 made under title 42a of the general statutes.

1135 (i) Bonds issued under this section are hereby made securities in

1136 which all public officers and public bodies of the state of Connecticut
1137 and its political subdivisions, all insurance companies, trust
1138 companies, banking associations, investment companies, executors,
1139 administrators, trustees and other fiduciaries may properly and legally
1140 invest funds, including capital in their control and belonging to them;
1141 and such bonds shall be securities which may properly and legally be
1142 deposited with and received by any state or municipal officer or any
1143 agency or political subdivision of the state of Connecticut for any
1144 purpose for which the deposit of bonds of the state of Connecticut is
1145 now or may hereafter be authorized by law.

1146 (j) Bonds may be issued under this section without obtaining the
1147 consent of the state of Connecticut or the town of Windsor, and
1148 without any proceedings or the happening of any other conditions or
1149 things other than those proceedings, conditions or things that are
1150 specifically required thereof by this section, and the validity of and
1151 security for any bonds issued by the district shall not be affected by the
1152 existence or nonexistence of the consent or other proceedings,
1153 conditions or things.

1154 (k) The district and all its receipts, revenues, income and real and
1155 personal property shall be exempt from taxation and benefit
1156 assessments and the district shall not be required to pay any tax, excise
1157 or assessment to or from the state of Connecticut or any of its political
1158 subdivisions. The principal and interest on bonds or notes issued by
1159 the district shall be free from taxation at all times, except for estate and
1160 gift, franchise and excise taxes, imposed by the state of Connecticut or
1161 any political subdivision thereof, provided nothing in this section shall
1162 act to limit or restrict the ability of the state of Connecticut or the town
1163 of Windsor to tax the individuals and companies, or their real or
1164 personal property or any person living or business operating within
1165 the boundaries of the district.

1166 (l) The board shall at all times keep accounts of its receipts,
1167 expenditures, disbursements, assets and liabilities, which shall be open
1168 to inspection by a duly appointed officer or duly appointed agent of

1169 the state of Connecticut or the town of Windsor. The fiscal year of the
1170 district shall begin on July first and end on the following June thirtieth
1171 or as otherwise established by section 7-327 of the general statutes. The
1172 district shall be subject to an audit of its accounts in the manner
1173 provided in the general statutes.

1174 (m) (1) At such time as any construction or development activity
1175 financed by bonds issued by the district is taking place, the clerk of the
1176 district shall submit project activity reports quarterly to the Secretary
1177 of the Office of Policy and Management and to the chairpersons of the
1178 joint standing committee of the General Assembly having cognizance
1179 of matters relating to finance, revenue and bonding.

1180 (2) The district shall take affirmative steps to provide for the full
1181 disclosure of information relating to the public financing and
1182 maintenance of improvements to real property undertaken by the
1183 district. Such information shall be provided to any existing residents
1184 and to all prospective residents of the district. The district shall furnish
1185 each developer of a residential development within the district with
1186 sufficient copies of such information to provide each prospective initial
1187 purchaser of property in such district with a copy, and any developer
1188 of a residential development within the district, when required by law
1189 to provide a public offering statement, shall include a copy of such
1190 information relating to the public financing and maintenance of
1191 improvements in the public offering statement.

1192 (n) (1) This section shall be deemed to provide an additional,
1193 alternative and complete method of accomplishing the purposes of this
1194 section and exercising the powers authorized hereby and shall be
1195 deemed and construed to be supplemental and additional to, and not
1196 in derogation of, powers conferred upon the district by law and
1197 particularly by sections 7-324 to 7-329, inclusive, of the general
1198 statutes; provided insofar as the proceedings of this section are
1199 inconsistent with any general statute or special act, or any resolution or
1200 ordinance of the town of Windsor, this section shall be controlling.

1201 (2) Except as specifically provided in this section, all other statutes,
 1202 ordinances, resolutions, rules and regulations of the state of
 1203 Connecticut and the town of Windsor shall be applicable to the
 1204 property, residents and businesses located in the district. Nothing in
 1205 this section shall in any way obligate the town of Windsor to pay any
 1206 costs for the acquisition, construction, equipping or operation and
 1207 administration of the improvements located within the district or to
 1208 pledge any money or taxes to pay debt service on bonds issued by the
 1209 district except as may be agreed to in any interlocal agreements
 1210 executed by the town of Windsor and the district.

1211 (o) At the option of the town of Windsor by vote of the town council
 1212 of the town of Windsor, the district shall be merged into the town of
 1213 Windsor if no bonds are issued by the district not later than four years
 1214 after the effective date of this section or after the bonds authorized by
 1215 this section are no longer outstanding and any property which is
 1216 owned by the district shall be distributed to the town of Windsor.

1217 (p) This section being necessary for the welfare of the town of
 1218 Windsor and its inhabitants shall be liberally construed to affect the
 1219 purposes hereof."

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2011	New section
Sec. 2	July 1, 2011	New section