

SUBJECT TO APPROVAL

MEETING DATE: MONDAY, AUGUST 22, 2016
6:30 P.M.

MEETING PLACE: JAMES MADISON ROOM (ROOM A) - TOWN CAMPUS

BOARD OF SELECTMEN MEETING MINUTES

6:30 p.m. Executive Session

First Selectman Banisch called the Regular Session of Monday, August 22, 2016 to order at 6:36 p.m. Present were First Selectman Banisch, Selectman Goldberg, Selectman Hale, Selectwoman Walker and Selectman Wilson.

On a motion from Selectwoman Walker and second from Selectman Hale, the Board voted unanimously to enter into Executive Session at 6:30 p.m. Invited in were Debra Milardo, Human Resources Director and Trent Joseph, Health Director.

1. Discussion regarding Registered Sanitarian .

On a motion from Selectwoman Walker and second from Selectman Hale, the Board voted unanimously to adjourn to Regular Session at 6:58 p.m.

7:00 p.m. Regular Session

First Selectman Banisch called the Regular Session of Monday, August 22, 2016 to order at 7:00 p.m. Present were First Selectman Banisch, Selectman Goldberg, Selectman Hale, Selectwoman Walker and Selectman Wilson.

1. Pledge of Allegiance

First Selectman Banisch led the Pledge of Allegiance.

2. Approval of minutes

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Meetings held on July 21, 2016, July 25, 2016 and August 16, 2016.

VOTE: This motion was approved unanimously.

3. First Selectman's Comments:

- a. Madison Youth & Family Services has received a \$500 donation from the Madison Foundation Inc./Neighbor to Neighbor for camp scholarships .

- b. There was a successful sale at the Academy School last week. He added that it was interesting to watch residents come in very excited to be back in the building. Cameron Hubbard worked as an intern this summer and handled the task with professionalism and vigor.
- c. The Town will be reviewing Ordinances for several departments with the hope to have them voted on at a future meeting; and in place by October 1st.
- d. Regarding the tax surplus noted in his column; it is illegal to return funds to residents directly. The Town instead will aim to reduce debt and control the mill rate.

4. Citizen Comments:

Emily Eisenlohr, 168 Neck Road stated that she would like to make a facilities proposal for the Town. She stated that the Town has several objectives to consider and that her proposal met with each objective. She urged fellow citizens to compromise. She stated that, with confidence, she felt the Academy School will end up being torn down in the long run. Ms. Eisenlohr added that a new library could be built at the present Academy School site after such demolition. The current library building would be sold and the profits used to offset the costs of the new building. The front façade of the current library could be mandated to be maintained; and the new library façade could give homage to the Academy School. The Town could sell the Academy School property to the Library for \$1 and the Library would sign over the current building once the new library was built. Ms. Eisenlohr added that there are flaws to the current configuration of the library building and she commented on the importance of libraries as centers for community outreach/events as well as for print and digital literature. She added that this proposal would leave a legacy to attract generations. (a full copy of her transcript is attached).

NEW BUSINESS

5. Update on SCRCOG and REX activities.

DISCUSSION: First Selectman Banisch stated that REX is an Economic Development organization that is part of the South Central Regional Council of Governments (SCRCOG). Our area is centered around New Haven and includes 17 towns. The First Selectmen or Mayors from these towns divide state funding between themselves. For instance, the money used to rehabilitate Green Hill Road last year came from the pool given to the SCRCOG. This is an informative, and essential group for the Town to be a part of.

MOVED by Selectman Hale and seconded by Selectman Wilson to **APPROVE** opening the agenda for items 5a and 5b.

VOTE: This motion was approved unanimously.

5a. Discuss and take action to call a Public Hearing on Monday, September 12, 2016 at 6:00 p.m. to review proposed changes to Town Ordinances.

MOVED by Selectwoman Walker and seconded by Selectman Hale to **APPROVE** calling a Public Hearing on September 12, 2016 at 6:00 p.m. to review proposed changes to Town Ordinances.

VOTE: This motion was approved unanimously.

5b. Discuss and take action to call a Special Board of Selectmen meeting on September 12, 2016 immediately following the Public Hearing.

MOVED by Selectwoman Walker and seconded by Selectman Hale to **APPROVE** calling a Special Board of Selectmen meeting on September 12, 2016 immediately following the Public Hearing.

VOTE: This motion was approved unanimously.

6. Discuss and take action on proclaiming September 11 – 18, 2016 as a time of remembrance, a commitment to volunteerism and community pride in the Town of Madison.

DISCUSSION: Selectwoman Walker read aloud the proclamation.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** proclaiming September 11 – 18, 2016 as a time of remembrance, a commitment to volunteerism and community pride in the Town of Madison.

VOTE: This motion was approved unanimously.

7. Discuss and take action on a proclamation recognizing the dedication and services of Mike Maloney and Macdara MacColl.

DISCUSSION: Selectwoman Walker read aloud the proclamation.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** proclamations honoring Mike Maloney.

VOTE: This motion was approved unanimously.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** proclamations honoring Macdara MacColl.

VOTE: This motion was approved unanimously.

8. Discuss and take action on a proclamation recognizing the dedication and work of Cameron Hubbard.

DISCUSSION: First Selectman Banisch read aloud the proclamation.

MOVED by First Selectman Banisch and seconded by Selectwoman Walker to **APPROVE** a proclamation honoring Cameron Hubbard.

VOTE: This motion was approved unanimously.

9. Discuss and take action to approve the hiring of Taylor Scalia to the position of School Based Clinician, 10-month position, 37 hours per week at Salary Grade 8, Step 3 (\$27.12 per hour), starting September 1, 2016.

DISCUSSION: the Board discussed that the employee works in the school system but works for and reports to the Youth & Family Services Department.

MOVED by Selectman Hale and seconded by Selectman Wilson to **APPROVE** hiring Taylor Scalia to the position of School Based Clinician, 10-month position, 37 hours per week at Salary Grade 8, Step 3 (\$27.12 per hour), starting September 1, 2016.

VOTE: This motion was approved unanimously.

10. Discuss and take action to approve the hiring of Racquel Stubbs to the position of Administrative Assistant, Facilities Department, 40 hours per week at Salary Grade 4, Step 4 (\$21.88 per hour), starting August 22, 2016.

DISCUSSION: The Board discussed that the job description to be voted on in item 11 was new. The Department previously had a construction manager and they would not be replacing that position but rather adding an administrative position instead.

MOVED by Selectman Hale and seconded by Selectman Wilson to **APPROVE** hiring of Racquel Stubbs to the position of Administrative Assistant, Facilities Department, 40 hours per week at Salary Grade 4, Step 4 (\$21.88 per hour), starting August 22, 2016.

VOTE: This motion was approved unanimously.

11. Discuss and take action to approve the job description of Administrative Assistant, Facilities Department, Salary Grade 4, budgeted as approved by the Job Evaluation Committee on 8/18/16.

DISCUSSION: Debra Milardo stated that the conceptual change was for a shift from the Construction Manager to the administrative support position. This administrative support position would be responsible for communication with boards and commissions, bill processing, etc. The Director will have more oversight of projects previously overseen by the Construction Manager and work will be outsourced if needed.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the job description of Administrative Assistant, Facilities Department, Salary Grade 4, budgeted as approved by the Job Evaluation Committee on 8/18/16.

VOTE: This motion was approved unanimously.

12. Discuss and take action to approve the modified job description for the Director of Public Works, Salary Grade 18 and approving the inclusion of the position of Director of Engineering Services and Town Engineer, Salary Grade 21 into the Classified Plan, as approved by the Job Evaluation Committee on August 18, 2016.

DISCUSSION: Debra Milardo confirmed that this motion was to approve two different positions. The salary grade of the Director of Public Works changing as well.

MOVED by Selectman Wilson and seconded by Selectman Hale to **APPROVE** the modified job description for the Director of Public Works, Salary Grade 18 and the inclusion of the position of Director of Engineering Services and Town Engineer, Salary Grade 21 into the Classified Plan, as approved by the Job Evaluation Committee on August 18, 2016.

VOTE: This motion was approved unanimously.

13. Discuss and take action to approve the position of Youth Development Worker (vacant) at a Salary Grade 4 as approved by the Job Evaluation Committee on 8/18/16.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the position of Youth Development Worker (vacant) at a Salary Grade 4 as approved by the Job Evaluation Committee on 8/18/16.

VOTE: This motion was approved unanimously.

14. Discuss and take action to approve the reclassification of the position of Youth Development Coordinator I at the current Salary Grade 5 as approved by the Job Evaluation Committee on 8/18/16.

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the reclassification of the position of Youth Development Coordinator I at the current Salary Grade 5 as approved by the Job Evaluation Committee on 8/18/16.

VOTE: This motion was approved unanimously.

15. Discuss and take action to approve the reclassification of the position of Youth Development Coordinator II at a Salary Grade 6 as approved by the Job Evaluation Committee on 8/18/16.

MOVED by Selectman Wilson and seconded by Selectwoman Walker to **APPROVE** the position of Youth Development Coordinator II at a Salary Grade 6 as approved by the Job Evaluation Committee on 8/18/16.

VOTE: This motion was approved unanimously.

16. Discuss and take action to approve entering into an agreement with Sunlight Solar Energy for various Photovoltaic projects for municipal buildings.

DISCUSSION: Woodie Weiss, Energy and Efficiency Committee Chair stated that Madison has applied for and been awarded 7 grants for funding solar energy initiatives at various locations. With the Police Department, there will be a ground-mounted system installed along the driveway and the Town will consider safety measures for this type of installation. He added that these projects are cost-saving and they are the first step in making the buildings more resilient. The buildings will generate a large portion of energy that they will consume. During a power failure the buildings would eventually be able to remain open with the solar system. Mr. Weiss added some information regarding the size of the panels and also the needs of the different town buildings. There is no expense for the Town. The Town will pay for the electricity that the system develops not for the system themselves. The agreements will be semi-separate with the negotiated rate considering the average cost of service for all of the buildings involved. The Committee felt it would benefit the Town to have one bill coming in at one rate. Regarding the future of the cost-savings, Mr. Weiss stated that there are different projections from different groups in the state.

First Selectman Banisch thanked Mr. Weiss for his hard work with this project and for his dedication to the Energy and Efficiency Committee.

MOVED by Selectwoman Walker and seconded by Selectman Hale to **APPROVE** entering into an agreement with Sunlight Solar Energy for various Photovoltaic projects for Town and Board of Education buildings; and to allow First Selectman Banisch to conduct and finalize negotiations of the same.

VOTE: This motion was approved unanimously.

17. Discuss and take action to allow expenditures up to \$14,000 for the North Madison Fire Department to repair the floor at the fire house.

DISCUSSION: First Selectman Banisch stated that the North Madison Fire Department had received a donation totaling \$5,000 and therefore did not need to seek approval for this expenditure as the total from the account would be less than \$10,000.

18. Discuss and take action to approve the following Resolution:

RESOLVED, that The Honorable Thomas Banisch, First Selectman, is hereby authorized to sign the Agreement entitled "Master Municipal Agreement for Preliminary Engineering Projects."

DISCUSSION: First Selectman Banisch stated the state sets up a protocol for different types of engineering projects and they allow municipalities to hook into their process.

MOVED by Selectman Wilson and seconded by Selectman Goldberg to **APPROVE** the above resolution.

VOTE: This motion was approved unanimously.

19. Discuss and take action to approve calling Workshops to solicit public opinion on the future use of the Academy Street School as follows:

September 26, 2016 at 5:30 p.m. prior to the Regular BOS Meeting
in Town Campus Room A

October 8, 2016 at 10:00 a.m. in Town Campus Room A

DISCUSSION: Selectwoman Walker asked that these be held as Public Hearings and she cautioned that the timeframe for the proposed meetings may be difficult for parents to attend. Selectman Hale stated that he liked the concept of calling a Workshop versus a Public Hearing; and stated that a Workshop would be beneficial for garnering public interest. Selectman Goldberg stated that he agreed but added that he also agreed with Selectwoman Walker that the workshop should be structured. Selectwoman Walker stated that there have been three committees that have reviewed possible uses for the building and she stated that this information should be summarized for the public. She added that the financial impact for the different ideas for the building should be considered. First Selectman Banisch stated that the point of the workshop should be to consider a new direction for the building. Selectwoman Walker added that suggestions may not consider what the cost and time needed for the project to move forward. The Board discussed that this item could be voted on at the next meeting on September 12, 2016 with a structure from the Town Employees overseeing the workshops.

20. The following line transfers are designated as routine and appropriate for approval as a single action by the Board of Selectmen, if so desired. A board member may request removal of any line transfer item from the consent agenda for review and discussion.

MOVED by Selectman Hale and seconded by Selectman Wilson to **APPROVE** Line Transfers totaling **\$24,798.40**.

VOTE: This motion was approved unanimously.

21. Appointments:

Philip Mainiero to the Salt Meadow Park Governance Committee alternate for a term to expire January 1, 2020.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** the appointment of Philip Mainiero to the Salt Meadow Park Governance Committee alternate for a term to expire January 1, 2020.

VOTE: This motion was approved unanimously.

John Woods to the Comcast Cable Advisory Council of South Central Connecticut for a term to expire on July 31, 2018.

MOVED by First Selectman Banisch and seconded by Selectwoman Walker to **APPROVE** the appointment of John Woods to the Comcast Cable Advisory Council of South Central Connecticut for a term to expire on July 31, 2018.

VOTE: This motion was approved unanimously.

22. Tax abatements / refunds:

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the tax abatements / refunds in the amount of **\$20,695.59.**

VOTE: This motion was approved unanimously.

18. Citizens comments

19. Liaison Reports/Selectmen Comments

Al Goldberg	Salt Meadow Park
Tom Banisch	MY&FS Police Appreciation Week
Bruce Wilson	Strong Field Center
Selectwoman Walker	Shellfish Commission, Library (another \$1 million donation received), MY&FS, Beachcomber Night

20. Adjournment

There being no objections, First Selectman Banisch adjourned the meeting at 7:59 p.m.

Respectfully submitted,

Lauren Rhines
Executive Assistant

A Proposal for Madison's Facilities Conundrum: Swap the Academy and Library Sites

Emily Eisenlohr, August 22, 2016

I'm Emily Eisenlohr of 168 Neck Road in Madison. Because of my experience and my 50-year association with the Madison and Guilford communities, I'd like to make a facilities proposal that hasn't been publicly considered yet. I've been following and also involved in Madison's various facilities deliberations over many years. My mother was very involved in Guilford's library expansion, so I followed that closely, too. I'm not only a retired Citibanker and rating agency credit analyst, but I was also the Academy Building Subcommittee chairman on the original Facilities Review Committee many years ago. I have a strong appreciation of the issues surrounding Madison's facilities, fiscal profile and the political climate. I'm very active in the arts, but that's not why I'm here tonight.

It would be fair to characterize the many groups in town as political silos – each with its own objectives about which it is very passionate. The arts. Keeping spending under control. The historic charm of this town. Increasing the town's grand list without adding school costs. Expanding the library. Dealing with the Academy building. Mine is a proposal that resonates with the objectives of every one of those groups. Please hear me out on the structure, the critical execution steps and the benefits. While pragmatic compromise may not be possible in Washington, we can do it here.

I urge my fellow citizens and taxpayers to think about what compromise creates. When only one group wins and wins 100% of what they want – if they can, only that 100% is accomplished. If each group would reach their main objective, most of what they want, the sum of the parts is much larger than any single whole. That's how a community grows over time, as this town has through the decades.

Let me start with the Academy building. Knowing what I learned, I can say with confidence that it will be torn down. Never renovated. I can explain why to anyone who is interested. Much as I love the arts, it would never have worked as an art center. Same reasons. (Although I'm glad the Selectmen allowed the Shoreline Arts Association to explore the option.)

Influential folks have worked for years to see that it becomes residential property for seniors. The Facilities Review Committee was going to recommend that it become a community center with a senior center, but the committee's work was ignored and the Bradley Road property was pursued instead by others. The night before the prior library referendum, a town official sent me an email saying the school board was going to turn the Academy building over to the town. In my madder-than-a-hornet response, on which I cc'd the school superintendent David Klein, I felt the town should have had that information before the library vote. The point is that behind-the-scenes actions were moving the town towards a desired use so that at some point, with patience, it would be the only use. Modeling what I hope will be viewed in this political environment as a mature adult, let me state that I largely agree with the objectives of this group, if not all their tactics, as you will see.

Let me shift to the other side of the town, to the library, which plans an expansion. They've got architectural plans in place so are likely to have the toughest time digesting the proposal I'm

going to make. But I would suggest that they face two major headwinds for their second referendum – the availability of digital reading material and the weak fiscal climate.

All these groups need to consider how likely they are to get what they want working alone. Even those who think they may have cornered the Academy property will face a very steep re-zoning battle.

I propose that a new “library” – I’ll come back to that term – be built at the Academy site. The present Academy building would be torn down, and the new library could have a façade with a nod to the Academy façade. The present library would be turned over to the town to sell, the proceeds of which would be used to defray library building costs.

The Academy building itself doesn’t have historical value. It’s the site that has the history. The vestibule of a new library could showcase key events in downtown Madison’s history at the Academy School, Scranton Library and other significant places for successive generations to appreciate.

The main drivers of this proposal are two. The Academy site is the historical and community side of the downtown. The present library is located on the primarily commercial side of town. Further, the present library’s building is in much better shape than the Academy building. The front of the present library could be stipulated to be retained, with the Scranton name on the top for posterity, as part of any development. It could be developed into combined residential and commercial use, just as those who target the Academy site want – with less of a zoning battle. A developer is likely to be happy with either site. If the present library site has greater commercial value than the Academy site, the additional funds could be applied towards paying for library construction. And having gone through two house renovations, I think I can state that building costs per square foot for new construction are typically lower than renovation. And I don’t care what your gender orientation is; I doubt there is any way to renovate that women’s restroom in the present library. The present meeting room is lousy for presentations and performances.

Execution steps are critical to the compromise. Once the specific acreage needed for the library is determined, the Academy site should be sold to the library trust for \$1 in consideration. In exchange, the town would be appointed sole agent, or whatever legal role, to sell the present library property. The sale would close once the new library is in operation. This makes sure that town officials can maximize the various considerations at the site and location. While the library receives the bulk of its operating and capital funds from town taxpayers, the library trustees would retain control of their trust and the library operation, which would be excellent as always at either site. Those who want to add taxable property to the tax base can know that town officials will publicly manage the process.

The biggest issue surrounding this proposal or any referendum involving a library is a concept. What is a library? The term’s history refers to printed books, but the digital universe has opened up tons of new opportunities for stories and information. Most people I know read both printed and digital sources. Our library has accessed many new digital information and book sources.

But the term in my lifetime has another important attribute – community. While many might feel they’re doing just fine now downloading books from the internet, the historical function of a library was to share the cost of accessing books. Our libraries have been the siblings of our

public education system and universities. A digital subscription to single media outlets has risen beyond the affordability of many households. Not everyone can afford to purchase a digital version of every book he or she might want to read.

Libraries have also become intellectual community centers. Book groups. Lectures. Gallery space. Performances. Research sites with access to expensive databases. Our present library could provide a lengthy list of how this engaged community utilizes the resources beyond printed books.

In a political climate focused on addressing income inequality and strengthening the human resources in our economy, I would suggest that the nation and perhaps the world needs a new term for this community resource. What was once just a book collection is now the center of an information universe for a person with a library card. A new library would be entirely designed for this new world.

The back half of the Academy School was constructed during the Depression. In fact, the white Lee Academy building now a few hundred yards away was located where the gymnasium is. Important changes can happen even in challenging fiscal climates. Maybe that is the time they are even more important to do.

This is an intelligent, engaged community whom I think would largely share my vision. This proposal would address concerns and objectives for many groups and while doing so would leave a legacy for generations to continue to be attracted to this wonderful town.

Thank you.