



## TOWN OF MADISON

CONNECTICUT

06443-2563

**MEETING DATE:** Thursday, January 21, 2016

**MEETING PLACE:** Hammonasset Room

### **SUBJECT TO APPROVAL**

#### **Capital Improvement Program Committee**

Members Present: Jean Fitzgerald (Chair), Jessica Bowler (BOE), Mark Casparino (BOF), Bennet Pudlin (BOF), Joan Walker (BOS), Bruce Wilson (BOS), Robert Kach (Resident), James Matteson (Resident) and Joe Beerbower (Resident).

Others Present: Tom Banisch, First Selectman; Stacy Nobitz, Finance Director; Mike Ott, Director of Public Works; Bill McMinn, Director of Facilities; Scot Erskine, Recreation Director; and Kristen Bartosic, Accounts Payable Clerk;

The subcommittee convened at approximately 7:00 a.m. and Chairwoman Fitzgerald led the committee in the Pledge of Allegiance.

1. Public Comment.  
None.
2. Review and take action on prior meeting minutes.

**MOVED:** by Ms. Walker and seconded by Mr. Wilson to approve the minutes of January 19, 2015.

**VOTE:** The motion was approved with five votes in favor and one abstention.

3. Review all Capital Expenditures / Debt Projections:

Chairwoman Fitzgerald provided the Committee members with a revised breakdown considering suggestions by the committee and by the current First Selectman.

#### **Town Campus Gym:**

Chairwoman Fitzgerald stated that her initial thought was to try to control the spending out this account by \$1 million. She noted that spending should be controlled in the early year(s) so that by the fifth year a surplus would exist. If this proposal is followed then at the fifth year a surplus of \$2.4 million would exist. The conversation continued with a discussion of the renovation of the Town Campus Gym. Chairwoman Fitzgerald stated that the projects should be put in order so that there is one plan.

Ms. Walker agreed and stated that renovations for one location should be rolled into one, big, plan. The Committee therefore discussed moving funds to later fiscal years to allow for the consolidating of the timing of the project. Also, the generator needs for the building were discussed.

#### **Salt Meadow Park:**

Chairwoman Fitzgerald stated that her suggestion was to push the funding for this project to FY 2019-20. Ms. Walker stated that she would not vote for this suggestion as the Shellfish Commission found \$300,000 worth of funds for this work. The work is vital for the restoration of shellfish to the coastal area. Mr. Pudlin added that the water access was a major part of the rationale surrounding the project. He noted that although the playing fields have been addressed, the water access at the site has been constantly pushed back.

The Committee also discussed the estimated costs for fencing and Mr. Ott added that the costs in the CIP plan are accurate and are good opinions of cost, with the exception of the concession/rest room building. He noted that the prior First Selectman had decreased this figure. The Committee therefore discussed moving the funding requests for the overlooks of \$75,000 from FY 2019-20 to FY 2020-21 and also the Route 1 improvements of \$50,000 from FY 2016-17 to FY 2017-18.

#### **Strong Field Houses:**

Chairwoman Fitzgerald stated that her suggestion was to make a note that if this project is not grant-funded then the project should not go forward. The Committee agreed and also discussed the funds needed to complete the project. The Committee also agreed that language must be included that indicates the project is "fully grant/donation funded"; and that an expense form needs to be completed for this project.

### **Strong Center Site Improvements:**

Chairwoman Fitzgerald stated that this project encompasses lighting, fencing, and landscaping. Mr. Ott stated that these improvements were part of the overall plan which was designed prior and approved through the Planning & Zoning Commission. The Committee discussed the parameters of the fencing and other projects and also that these details are part of the Surf Club, not the Strong Center. Mr. Ott stated that he would revise all documentation and remove reference to the Strong Center Project.

### **Exchange Field Renovations:**

Chairwoman Fitzgerald stated that her suggestion was to move the first request for \$10,000 from FY 2017-18 to FY 2019-20 and the \$200,000 request from FY 2018-29 to FY 2020-21. She stated that this was to smooth out the budgeting. Mr. Casparino confirmed with Mr. Erskine that the funds were to look into a redesign due to irrigation issues. Mr. Erskine also noted that plans were for seating as well to keep traffic off of the field.

The Committee reviewed that the request for \$166,000 for the driveway and parking area improvements would remain in FY 2018-19.

Mr. Wilson suggested that the demands on fields would be changing in the future due to decreased student enrollment and he cautioned that the Town should reevaluate projects related to fields. The Committee also discussed that all safety issues should be addressed, regardless.

### **Garvan Point Bulkhead Wall Rehabilitation:**

Chairwoman Fitzgerald reviewed that the committee agreed to leave this in the plan, as requested.

### **Surf Club Building & Deck Improvements & Surf Club Building Renovations:**

Chairwoman Fitzgerald stated that there is decking which goes with the building at the Surf Club. She therefore suggested all projects for the renovation construction be put through together. The actual construction can be moved to FY 2021-22, the \$50,000 request moved to FY 2020-21 and \$5,000 request moved to FY 2019-20 (essentially two years back for each phase).

Chairwoman Fitzgerald stated time and money should be put into this project and by moving the project back, the work could be better thought out, planned and executed.

Mr. Pudlin agreed that this is a critically important site and had enormous revenue potential. He cautioned that by moving the projects back, they would have to compete with other unknown projects during those fiscal years.

Mr. Casparino agreed and stated that these projects should stay where they are that perhaps other projects could be moved back; such as the basketball courts.

Ms. Walker suggested at least moving the deck improvements to the same FY as the construction. Mr. Erskine responded that the deck is too small now to allow for rental functions which could bring in revenue.

The Committee moved the request for the deck and building improvements to FY 2019-2020.

Ms. Bowler also questioned if the Garvan Point bulkhead project had any flexibility and Mr. Ott responded that there is flexibility now. However, an analysis was done in 2005 and updated in 2015 regarding the project and the work does need to be done eventually. The necessity could change based on storm impact / damage this year. He therefore stated that he felt this project was important to complete for these reasons.

First Selectman Banisch questioned if FEMA funds could be applied for to complete this project and Mr. Ott stated that the Town did not qualify for these funds at this time. This could change in the future, however, Mr. Ott stated that this project needs to be within this 5-year plan. The Committee agreed to leave this request as-is.

#### **Surf Club Basketball Courts:**

Mr. Erskine stated that he had no problem moving the request out one year. He noted that this project was to combine both of the separate basketball courts into one location. Mr. Casparino confirmed that this project was needed to ensure safety of the residents using the basketball courts.

The Committee agreed to move the request from FY 2019-20 to FY 2020-21.

#### **Island Ave. School Tank Removal:**

Mr. McMinn stated that these funds were needed in order to move forward with the project. Any left-over funds would be put back into the general fund. The Committee agreed not to change this request.

#### **DHHS Track Resurfacing:**

Mr. McMinn stated that the track was installed under a 5-year plan and it currently needs repair. The surface is in great shape, but the track must be maintained to avoid a total restoration. The work should be done in Summer 2017. Mr. Casparino cautioned that the request seemed high for an improvement, versus a total restoration. Mr. McMinn clarified that the new surface would be an improvement from the current surface.

Ms. Walker questioned the amount for planning and engineering and Mr. McMinn clarified the process before the project could be put out to bid.

The Committee agreed not to change this request.

**Polson School Tank Removal:**

The Committee agreed not to change this request.

**Youth & Family Services Basement Improvements / Building Addition:**

The Committee agreed not to change these requests.

**Town Campus Baseball Field reconstruction:**

Chairwoman Fitzgerald stated that the recommendation of the First Selectman was to reduce the request to \$30,000. First Selectman Banisch stated that these funds were just for the field renovations, not for any seating, etc.

The Committee also discussed that the remaining \$120,000 from the original proposal would need to be resubmitted for funding in a future CIP process.

**East Wharf Beach Park Walkway:**

Ms. Walker stated that this project has been on the list for consideration for a number of years.

The Committee agreed not to change these requests.

**Greenhill Road Softball Field Turf System Replacement:**

The Committee discussed that the field is reaching its end-of-life. The Committee agreed not to change these requests.

**Jaycee Main Baseball Field Reconstruction:**

The Committee agreed not to change this request.

**Rockland Preserve Playscape Installation:**

Ms. Walker stated that it might be prudent to move this request. Mr. Erskine stated that the preserve is located on Rt. 79 and there aren't playgrounds for the children in this part of town. After conversation regarding the needs for this part of town, the Committee agreed not to change this request.

**Bauer Park Walkway Replacement:**

The Committee discussed that 80% of this request is grant-funded. The Committee agreed not to change this request.

**Tennis Court Renovations – Town Campus:**

The Committee agreed not to change this request.

**Tuxis Walkway Rehabilitation:**

Chairwoman Fitzgerald stated that this was 100% grant-funded. The Committee agreed not to change this request.

**General Government Madison Center Project:**

Chairwoman Fitzgerald stated that this was 100% grant-funded. Ms. Walker questioned if the grant funds are not received, then should there be a plan for the funds. The Committee agreed not to change this request; but to also make a note regarding the grant-funding.

**Arts Barn HVAC Renovation:**

Ms. Walker stated that the project is needed and Mr. McMinn stated that an analysis was done and the equipment is at the end of its useful life. After conversation, Mr. McMinn agreed to review the HVAC projects and determine what, if any, could be reorganized to other years.

**Memorial Town Hal HVAC Renovation:**

The Committee agreed not to change this request, pending Mr. McMinn's review.

**Town Building Sensor Installation:**

Mr. McMinn confirmed that this project could be broken down into phases and the Committee discussed possible breakdown figures over five years.

**Town Building Cooling Tower Replacement:**

Mr. McMinn stated that this was a more important project to avoid the facility going down. The Committee agreed not to change this request.

**Town Building Security:**

Mr. McMinn stated that this was a joint request from Facilities, the Police Department and Technology. The Committee agreed not to change this request.

**Town Building Hot Water Boiler Replacement:**

The Committee agreed not to change this request.

**Library Construction:**

Chairwoman Fitzgerald noted that the funds can potentially come from grants, bonds and donations. The Committee agreed not to change this request.

4. Review plan for the January 21, 2016 Public Hearing.

Chairwoman Fitzgerald summarized the plan for the public hearing presentation. The Committee reviewed each slide and made appropriate changes to ensure that the information was being presented as clearly as possible for the Public.

5. Public Comment.

None.

6. Adjourn

There being no objection, the meeting adjourned at approximately 9:39 a.m.