

SUBJECT TO APPROVAL

MEETING DATE: MONDAY, MAY 9, 2016
8:00 A.M.

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

BOARD OF SELECTMEN MEETING MINUTES

Regular Session

Acting First Selectman Hale called the Regular Session of Monday, May 9, 2016 to order at 8:00 a.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 April 25, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Budget Workshop held on April 25, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Meetings held on April 28, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Budget Workshop held on April 28, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Meetings held on May 2, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the minutes of the Board of Selectmen Budget Workshop held on May 2, 2016.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

3. First Selectman's Comments:
 - a. First Selectman Banisch stated that he had reviewed comments by Selectman Goldberg regarding regionalizing a Health District. Selectman Goldberg clarified that he meant that the Town could not work with other towns under memorandums of understanding; that instead they had to form a formal health district.
4. Citizen Comments:

None.

NEW BUSINESS

5. Presentation from Martha Hoffman, Call to Care Uganda.

DISCUSSION: This item as tabled as Ms. Hoffman was unable to attend the meeting.

6. Discuss and take action on hiring Trent Joseph to the position of Director of Health, effective June 6, 2016, Salary Grade 16, Step 3, 40 hours (\$86,422.32) increasing to Step 4 on January 1, 2017.

DISCUSSION: Selectwoman Walker stated that although she was not in favor of the in-house model, she did feel that this candidate was a great fit and choice for Madison. Selectman Goldberg echoed this same thought. He also stated that he felt the Board of Selectmen had underfunded this model and he felt that more discussions would be needed in the future.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** hiring Trent Joseph to the position of Director of Health, effective June 6, 2016, Salary Grade 16, Step 3, 40 hours (\$86,422.32) increasing to Step 4 on January 1, 2017.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

7. Discuss and take action to call a Town Meeting on Wednesday, June 22, 2016 at 7:00 p.m. in the Polson School Auditorium to approve:
 1. Discuss and take action to approve a Special Appropriation request in the amount of **\$65,000** to fund the OT – Special Duty Police Department Account.
 2. Other Special Appropriations as deemed necessary; once approved by the Board of Selectmen and Board of Finance.

MOVED by Selectman Wilson and seconded by Selectwoman Walker to **APPROVE** calling a Town Meeting on Wednesday, June 22, 2016 at 7:00 p.m. in the Polson School Auditorium to approve.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

8. Discuss and take action on the use of \$3,085.58 from the Planning Reserve fund for professional environmental services associated with the State land parcels to be conveyed to the Town.

DISCUSSION: Public Works Director, Mike Ott stated that the state, regarding the conveyance of the two parcels adjacent to Salt Meadow Park, requires us to complete a natural resources survey and that is what this payment is for. On a request from Selectman Wilson, Mr. Ott also confirmed that the transfer only needs legal review after this survey is completed. Selectman Goldberg asked if there were any changes due to the process that the state requires and any changes at the state level. Mr.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** the use of \$3,085.58 from the Planning Reserve fund for professional environmental services associated with the State land parcels to be conveyed to the Town.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

9. Discuss the next steps regarding an agreement with the Shoreline Arts Alliance.

DISCUSSION: Selectwoman Walker questioned what the Board felt the taxpayers would feel was acceptable for them to pay. First Selectman Banisch stated that his thoughts were “the less, the better”. He cautioned that there might not be support to subsidize a renovation for an outside group. Selectwoman Walker stated that she felt this was a Town building and the outside group was actually going to subsidize the work. she stated that the building has continued to deteriorate and that the outside group was taking on a lot of the work.

Selectman Hale stated that this was the reason why a lease was needed and why the vote needed to be taken to the Town. He stated that in addition to this expense, there was the library project and the possible costs of an educational project regarding the schools. He stated that he felt that there was no way to know accurately now what the taxpayers were willing to pay. He further stated that studies had been done and the Town knew what some of the work to be done was, without needing another study and therefore the Town could contact contractors to quote for the first steps of renovation.

Selectwoman Walker stated that the problem of obtaining quotes for work was that more study was needed to determine what is needed as of today. Selectman Wilson stated that the Town needs to find the tipping point number of what the taxpayers are willing to undertake and Selectwoman Walker agreed that this was hard to determine. However she stated that when she was campaigning she questioned residents about their feelings on the building and she felt that many residents voiced their support for the work being renovated for an arts center. She stated that there were things to be remediated, i.e. lead

paint. When she first joined the board she was in favor of selling the building, but public comment through Public Hearings changed her mind. She stated that a current study was needed to determine what was needed to make the building whole. Selectman Hale stated that some things could be done without needed to go through another study. Selectwoman Walker cautioned that costs can balloon if the contractor enters the building based on the previous studies and more issues are present. Selectman Goldberg stated that he felt it was important to consider what information was needed to bring this issue to the public and ensure a positive vote. He stated that for every dollar the tax payers put in, he'd like to see the other party put in \$3.00. IF the public only needed to fund 25% of the renovation and the Shoreline Arts Society put in 75% that may be something the taxpayers could support. He would be okay to take that proposal to the taxpayers for a vote. Selectman Hale stated that he agreed with Selectman Goldberg's concept of leveraging the taxpayers' dollars. If the Town pays \$1.00 the other entity puts in \$3.00. Selectwoman Walker stated that the referendum vote would need to be an actual dollar amount with a max payout by the Town.

Selectman Wilson asked if the project would sequence in the funds; i.e. the Town pays the first 25% and the SAA pays the remaining 75%, or, is payment split for every step of the way. Selectwoman Walker stated that the dollars from the taxpayers should go into shoring up the building; the roof, the basement, etc. If we are in a lease that allows the SAA to continue to raise money and we can put stipulations on timing for dollars raised, etc. The Town should pay for the initial work which will ensure the building is safe. She also stated that these are the things that would be in the lease.

Selectman Wilson stated that he liked Selectman Goldberg's comments and he agreed with the leveraging of the taxpayers' dollars as well as the marrying of the endeavor. He agreed that the priority should be on securing the building and he felt that there was an added benefit of having the Town money in reserve, so that if there was an unexpected expense, the money would be available to cover that. He also stated that if something should happen and the Town needed more funds, then there would be a process that was transparent and showed the taxpayers where money was spent.

Selectman Hale stated that this discussion had changed the overall conversation and he questioned if Town Counsel could draft a lease with the leveraging of the funds concept built into it, as well as all of the other key points.

Selectwoman Walker stated that the lease needed to be in place to allow for funding and there would be an understanding that this project is going to be on-going and even 18-months was pretty aggressive. Since both parties need to allocate / fundraise funding, the timeframe would be adjusted for this.

First Selectman Banisch stated that he felt 3-5 years was too long for the project. Selectwoman Walker stated that the building could be finished in phases, i.e. the first floor could be opened first and then use of this portion of the building would help fundraising efforts to complete the second floor.

Selectman Hale stated that he thought he needed to see a lease in black and white so that he could review and formulate his thoughts. Selectman Wilson stated that a boiler plate lease will have terms that the Board may not like, but that this is a starting point for the Board to be able to adjust a lease to the Town's needs.

Selectwoman Walker agreed and stated that the lease needs to have clauses that indicate if the process isn't approved at referendum, the lease is null and void; or, if the process isn't approved at the Planning & Zoning level, the lease is null and void. She stated that this shouldn't be done in a vacuum and Town Counsel should work with the SAA from the beginning of the process to create a lease. The Board discussed what was in the proposed lease from the SAA, versus what needed to be in the completed lease.

First Selectman Banisch asked if the Board could, over the next two meetings, plan to come up with what was needed in order to bring the referendum to the public. Selectwoman Walker stated that in order to do this, the SAA needed access to the Town's Legal Counsel. She stated that the SAA has funding sources, however, they need time to raise those funds. First Selectman Banisch stated that he didn't want the Town to wait too long for the SAA to raise their funds. He stated that he felt a referendum needed to be taken to the Town asking what they wanted in the building. Selectwoman Walker agreed and stated that if there was a structure in the lease that was agreed to by both parties prior to the referendum that would be best for the taxpayers to know.

Selectman Hale stated that the Board should get a draft lease and review the draft lease first. Selectman Wilson stated that he agreed with Selectwoman Walker's point and the SAA does need to see the process and they do need to know what the lease changes are as the process goes forward.

Selectwoman Walker stated that the lease should be sent at least two days prior to the next meeting, to both the Board and the SAA so that all parties have a chance to read it through prior to the public meeting.

First Selectman Banisch stated that the whole process should be available to the public. He stated that the framework was being created now and he wanted that framework to be in the public sphere.

Selectman Wilson asked if Town Counsel could provide a single list of concepts that were not boiler plate and which would require consensus of both parties. He stated that the Board needs to have their opinions ready for public discussion.

First Selectman Banisch reiterated that the charge for the next meeting was to have a boilerplate lease from Town Counsel for review at the next meeting.

10. Discuss and take action to accept the resignation of Kealoha Freidenburg from the Conservation Commission.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** the resignation of Kealoha Freidenburg from the Conservation Commission with thanks from the Board.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

11. Appointments:

Rachel Blundon Klein to the Conservation Commission for a term to expire January 1, 2020.

Kealoha Freidenburg to the Inland Wetlands Commission (alternate) for a term to expire January 1, 2020.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** the appointment of Rachel Blundon Klein to the Conservation Commission for a term to expire January 1, 2020.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

MOVED by Selectwoman Walker and seconded by Selectman Wilson to **APPROVE** the appointment Kealoha Freidenburg to the Inland Wetlands Commission (alternate) for a term to expire January 1, 2020.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

12. Tax Abatements / Refunds.

MOVED by Selectwoman Walker and seconded by Selectman Goldberg to **APPROVE** Tax Abatements / Refunds in the amount of **\$912.08**.

VOTE: This motion was approved unanimously (First Selectman Banisch was not present).

13. Citizen comments.

First Selectman Banisch stated that he wanted to welcome Trent Jospheh

Joe Beerbower of Woodlawn Ave. stated that the Board needed to take in the public perception of what the SAA and Academy School is. The perception is that the Town is going to subsidize, at great expense, the Art Alliance. If the Board brings to the Town that they are going to fix the building for multiple uses, then that will have a much better chance of passing through a referendum. He cautioned that this issue has stewed for a very long time and there was little faith in the public that the Town would make the right decision. He stated that the whole idea centers around the fact that the perception is that this project is a subsidy of the Shoreline Arts Alliance. He stated that this was not true, but that it was the opinion of the public right now. He noted that the Board should ask at referendum only if the Town should be renovating the building for multiple use.

Kathryn Hunter of the Shoreline Arts Alliance stated that her group was available whenever the Board was ready for discussion. She stated that many things the Board discussed were points already in the lease drafted by the Shoreline Arts Alliance. She stated that there was a fair amount of value in the draft lease that should assist the Town's Legal Counsel. She stated that as the owner/landlord, the Town's funding should be in the base building that the Town owns. She noted that this was the comment by Selectwoman Walker. Ms. Hunter also agreed with Mr. Beerbowers' comments that the public perception was that the Town would be funding the bulk of the project. She noted

that it was never the SAA's intention that the Town should fund anywhere near the bulk of the project. She stated that the hope was that the Town would pay for the base building structural work; i.e. roof, basement. She also stated that she prepared a summary of business terms that goes beyond those in the Letter of Intent and she can email it to the Board so that they can use it as a starting point for discussion with Legal Counsel. Ms. Hunter also stated that the SAA would like to hold a public awareness event to show the public who they are, the programming that they do, and what they can bring to the Town. She asked for permission that the SAA be allowed to set up a table / canopy to bring information to the residents. The Board stated that the SAA should plan on the event for Sunday, May 22nd and the Town would find a space for them.

14. Liaison Reports/Selectmen Comments

Bob Hale	BOE
Joan Walker	Youth & Family Services, Library Board, Friends of Madison Youth.
Al Goldberg	Energy & Efficiency Committee,
Tom Banisch	Board of Finance, Jaycee Field, Strong Field.

15. Adjournment

There being no objections, First Selectman Banisch adjourned the meeting at 9:03 a.m.

Respectfully submitted,

Lauren Rhines
Executive Assistant