

**AGENDA  
BOARD OF SELECTMEN  
MONDAY – NOVEMBER 22, 2021  
7:00 P.M. HYBRID MEETING  
TOWN CAMPUS ROOM A / ZOOM ONLINE MEETING**

**7:00 p.m. Regular Session**

- 1. Pledge of Allegiance.**
- 2. Approval of minutes: November 8, 2021**
- 3. First Selectwoman's Updates.**
- 4. Liaison Reports/Selectmen Comments.**
- 5. Citizen comments**

**BUSINESS**

- 6. Discuss and take action to approve a RESOLUTION RECOMMENDING AN APPROPRIATION OF \$89,200,000 FOR COSTS RELATED TO THE CONSTRUCTION OF A NEW PRE-KINDERGARTEN-GRADE 5 SCHOOL ON MUNGERTOWN ROAD, RENOVATIONS AND IMPROVEMENTS FOR THE CONVERSION OF BROWN INTERMEDIATE SCHOOL INTO A KINDERGARTEN-GRADE 5 SCHOOL AND IMPROVEMENTS AND UPGRADES TO POLSON MIDDLE SCHOOL AND THE AUTHORIZATION OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$89,200,000 TO FINANCE THE APPROPRIATION, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS TO BE RECEIVED FOR THE PROJECTS**

**RESOLVED, that the Board of Selectmen recommends that the Town of Madison appropriate \$89,200,000 for the following projects (i) \$61,150,000 for the construction of a new Pre-Kindergarten-Grade 5 school on Mungertown Road, (ii) \$6,500,000 for renovations and improvements for the conversion of Brown Intermediate School into a Kindergarten-Grade 5 school and (iii) \$21,550,000 for improvements and upgrades to Polson Middle School, including necessary air quality system upgrades and improvements to the auditorium (collectively, the "Projects"). The appropriation may be expended for site improvements, design, construction, renovation and installation costs, engineering and professional fees, inspection, evaluation and surveying costs, materials, equipment, furnishings, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Projects. The appropriation shall include any federal, state or other grants-in-aid received for the Projects. The Board of Selectmen or, a building committee, if established, is authorized to determine the particulars of the Projects. The Board of Selectmen may reduce or modify the scope of the**

Projects and the entire appropriation may be expended on the Projects as so reduced or modified. The Board of Selectmen may, by resolution, transfer funds among the Projects, so long as the total appropriation and bond authorization is not increased.

**FURTHER RESOLVED**, that the Board of Selectmen recommends that the Town finance the appropriation by issuing the Town's bonds, notes or temporary notes in an amount not to exceed \$89,200,000, or so much thereof as may be necessary after deducting grants to be received for the Projects.

**FURTHER RESOLVED**, that the Board of Selectmen hereby refers the Projects to the Town's Planning & Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

**7. Discuss and take action to approve a RESOLUTION TO RECOMMEND A SPECIAL APPROPRIATION OF \$1,300,000 FOR THE PURCHASE OF THE JANSSEN PROPERTY**

**WHEREAS**, on September 21, 2021, the Board of Selectmen approved a Purchase and Sale Agreement (the "Agreement") for the purchase by the Town of a parcel known as the Janssen property located on Mungertown Road in the Town (the "Janssen Property") and authorized the First Selectwoman to sign the Agreement; and

**WHEREAS**, the Agreement provides that the Town may purchase the Janssen Property for \$1,300,000; and

**WHEREAS**, the Board of Selectmen and Board of Education anticipate locating a new Pre-Kindergarten-Grade 5 school on the Janssen Property if an appropriation and bonding resolution is approved by voters of the Town at referendum.

**BE IT RESOLVED**, that the Board of Selectmen, subject to the approval of an appropriation and bonding resolution to construct a new Pre-Kindergarten-Grade 5 school on the Janssen Property by voters of the Town at referendum, hereby recommends the approval of a special appropriation of \$1,300,000 from the Town's unassigned fund balance for the purchase of the Janssen Property; and

**BE IT FURTHER RESOLVED**, that the attached resolution is hereby approved and, subject to approval by the Board of Finance, shall be submitted to a Special Town Meeting to be held on Monday, December 20, 2021 in accordance with the attached Warning of Special Town Meeting, which is also hereby approved; and

**BE IT FURTHER RESOLVED**, that the Board of Selectmen hereby refers the proposal to purchase the Janssen Property to the Town's Planning &

Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

8. Discuss and take action to approve calling a Special Town Meeting on Monday, December 20, 2021 as follows:

**TOWN OF MADISON  
WARNING OF  
SPECIAL TOWN MEETING MONDAY, DECEMBER 20, 2021**

The electors and those persons eligible to vote in town meetings of the Town of Madison, Connecticut, are hereby warned and notified that a Special Town Meeting will be held at the Walter C. Polson Middle School Auditorium, 302 Green Hill Road, Madison, Connecticut on Monday, December 20, 2021 at 6:00 P.M. for the following purpose:

**ITEM 1. - To discuss and vote on a resolution to approve a special appropriation of \$1,300,000 from the Town's unassigned fund balance for the purchase of a parcel known as the Janssen property located on Mungertown Road (the "Janssen Property") in the Town in accordance with the terms and details set forth in the Purchase and Sale Agreement approved by the Board of Selectmen on September 21, 2021. The appropriation is subject to the approval of an appropriation and bonding resolution to construct a new Pre-Kindergarten-Grade 5 school on the Janssen Property by voters of the Town at referendum.**

**9. Discuss and take action to approve a RESOLUTION RECOMMENDING AN APPROPRIATION OF \$15,900,000 TO RENOVATE THE ACADEMY SCHOOL INTO A COMMUNITY CENTER AND MUNICIPAL BUILDING AND THE AUTHORIZATION OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$15,900,000 TO FINANCE THE APPROPRIATION, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS TO BE RECEIVED FOR THE PROJECT**

**RESOLVED, that the Board of Selectmen recommends that the Town of Madison appropriate \$15,900,000 to renovate the Academy School into a community center and municipal building (the "Project"). The appropriation may be expended for site improvements, design, construction, renovation and installation costs, engineering and professional fees, inspection, evaluation and surveying costs, materials, equipment, purchase costs, furnishings, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Project. The appropriation shall include any federal, state or other grants-in-aid received for the Project. The Board of Selectmen or, a building committee, if established, is authorized to determine the particulars of the Project. The Board of Selectmen may reduce or modify the scope of the Project and the entire appropriation may be expended on the Project as so reduced or modified.**

**FURTHER RESOLVED**, that the Board of Selectmen recommends that the Town finance the appropriation by issuing the Town's bonds, notes or temporary notes in an amount not to exceed \$15,900,000, or so much thereof as may be necessary after deducting grants to be received for the Project.

**FURTHER RESOLVED**, that the Board of Selectmen hereby refers the Project to the Town's Planning & Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

10. Review total budget / tax impact of joint referenda.

11. Discuss and take action to approve awarding the contract for the Bauer Park Walkway to the low bidder Schumack Construction.

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

**RESOLVED**, that the Town of Madison may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and

**FURTHER RESOLVED**, that Peggy R. Lyons, as First Selectman of the Town of Madison, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Madison and to do and perform all acts and things which he/she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

13. Discuss and take action to approve awarding the contract for the Replacement of Bridge No. 04852 and No. 075002 – County Road Over the Hammonasset River – State Project No. 75-135 to TradeMark, LLC. Funding is in CIP.

14. Discuss and take action to approve the Budget Workshop Schedule.

15. Discuss and take action to approve the 2022 Meeting Schedule.

16. Discuss and take action to approve the 2022 Town Holiday Schedule.

17. Discuss and take action to approve the 2021-2023 Board of Selectmen Liaison Assignments.

18. Appointments / Resignations:

**Appointment of Erin Duques to the Ad-Hoc Affordable Housing**

**Committee.**

**Resignation of Ellen Weiss from the Bicycle and Pedestrian Advisory Committee.**

**19. Tax Abatements / Refunds.**

**20. Citizens comments.**

**21. Adjournment.**

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting the Town's ADA/Human Resources Director Debra Milardo at 203.245.5603 or by email to [milardod@madisonct.org](mailto:milardod@madisonct.org) at least five (5) business days prior to the meeting.