

Meeting Date: Tuesday, February 1, 2022  
7:00 p.m.

Meeting Place: Polson Middle School Auditorium In-Person

## Special Town Meeting Minutes

Town Clerk, Nancy J. Martucci, at 7:01 p.m. due to a lack of a quorum called that actions passed according to Section 2.1.1 of the Madison Town Charter.

In attendance were the Board of Selectmen (Peggy Lyons, Bruce Wilson, Jr., Al Goldberg, Scott M. Murphy). Nineteen (19) residents checked in with the Registrars of Voters. Additionally, five (5) other non-resident Town employees were present.

### TOWN OF MADISON WARNING OF SPECIAL TOWN MEETING, TUESDAY, FEBRUARY 1, 2022 AND REFERENDUM VOTE, TUESDAY, FEBRUARY 15, 2022

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, 302 Green Hill Road, Madison, Connecticut, on Tuesday, February 1, 2022 at 7:00 P.M. for the following purposes:

ITEM 1. To discuss a Resolution:

- (a) To appropriate \$15,900,000 to renovate the Academy School into a community center and municipal building;
- (b) To finance said appropriation by issuing bonds, notes or temporary notes in an amount not to exceed \$15,900,000;
- (c) To authorize the Board of Selectmen to determine the terms, conditions, and other details of the bonds, notes or temporary notes or by resolution to delegate its power to determine such terms or conditions to the First Selectman and the Director of Finance;
- (d) To declare the Town's intent to finance the project so that project costs may be temporarily advanced; to authorize the First Selectman and Director of Finance to enter into agreements to bind the Town in connection with financing the project; and to determine that, if necessary, financing of the project on a taxable basis is in the public interest; and
- (e) To authorize the First Selectman to apply for and accept or reject grants-in-aid for the project, and to authorize the First Selectman to execute agreements and other documents on behalf of the Town for the project and the financing of the project.

A copy of the full text of the Resolution is on file and available for inspection at the Office of the Town Clerk.

ITEM 2. To discuss a Resolution:

- (a) To 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;
- (b) To finance said appropriation by issuing bonds, notes or temporary notes in an amount not to exceed \$89,200,000;
- (c) To authorize the Board of Selectmen to determine the terms, conditions, and other details of the bonds, notes or temporary notes or by resolution to delegate its power to determine such terms or conditions to the First Selectman and the Director of Finance;
- (d) To declare the Town's intent to finance the projects so that project costs may be temporarily advanced; to authorize the First Selectman and Director of Finance to enter into agreements to bind the Town in connection with financing the projects; and to determine that, if necessary, financing of the projects on a taxable basis is in the public interest; and
- (e) To authorize the First Selectman and, if applicable, the Board of Education, to apply for and accept or reject grants-in-aid for the projects, and to authorize the First Selectman to execute agreements and other documents on behalf of the Town for the projects and the financing of the projects.

ITEM 3. To discuss a Resolution:

- (a) To submit to the eligible voters of the Town at referendum the question of whether the Town-owned property located at 20 Island Avenue should be sold to OLM TBD for \$2,300,000 pursuant to the terms and conditions contained in the proposed purchase and sale agreement.
- (b) That if the sale is approved at referendum, the First Selectman is authorized to execute the purchase and sale agreement, and all other agreements and other documents on behalf of the Town to consummate the sale; and that the Board of Selectmen and other Town officials and employees are authorized to take all actions necessary and proper to carry out the sale.

A copy of the full text of the Resolutions referred to in Items 1, 2 and 3 are on file and available for inspection at the Office of the Town Clerk.

The Moderator shall adjourn the Special Town Meeting at its conclusion and the above items shall be submitted to a referendum vote on the voting tabulators or paper ballots by Town electors and qualified voters for approval or disapproval on Tuesday, February 15, 2022 between the hours of 6:00 A.M. and 8:00 P.M. Items 1, 2 and 3 above shall be placed upon the voting tabulators or paper ballots under the following headings:

QUESTION 1.

"SHALL THE TOWN OF MADISON APPROPRIATE \$15,900,000 TO RENOVATE THE ACADEMY SCHOOL INTO A COMMUNITY CENTER AND MUNICIPAL BUILDING AND AUTHORIZE THE ISSUANCE 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?"

YES

NO"

Voters approving said Resolution will vote "Yes" and those opposing said Resolution will vote "No".

QUESTION 2.

"SHALL THE TOWN OF MADISON APPROPRIATE \$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 AUTHORIZE THE ISSUANCE 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?"

YES

NO"

Voters approving said Resolution will vote "Yes" and those opposing said Resolution will vote "No".

QUESTION 3.

"SHALL THE TOWN OF MADISON SELL THE TOWN PROPERTY LOCATED AT ISLAND AVENUE TO OLM PREP REAL ESTATE HOLDINGS, LLC FOR \$2,300,000?"

YES

NO"

Voters approving said Resolution will vote "Yes" and those opposing said Resolution will vote "No".

Voting on the questions will be at the following polling places:

District 1: Walter C. Polson Middle School, 302 Green Hill Road, Madison CT

District 2: Dr. Robert H. Brown Intermediate School, 980 Durham Road, Madison CT

Absentee ballots will be available from the Town Clerk's Office.

Dated at Madison, Connecticut this 11th day of January, 2022.

RESOLUTIONS ADJOURN TO REFERENDUM ON TUESDAY, FEBRUARY 15, 2022

Question and answer session:

Francis Brady of 108 Genesee asked why the meeting was not on Zoom to track people in.

Peter Jongbloed of 536 Boston Post Rd. inquired about the restrictions to the sale of Island Ave. property to OLMP, and will Ryerson be demolished and turned over to the town.

Joseph Havran of 20 Park Ave. asked if there would be a public process for use and rentals of Academy, and if there would any free rent.

Francis Brady of 108 Genesee asked if the cost of asbestos removal, lead paint or other environmental issues been considered because it can be very costly.

Adjourned 7:16 p.m.

Respectfully submitted,

*Nancy J. Martucci*

Nancy J. Martucci, CCTC, CMC  
Madison Town Clerk