

SUBJECT TO APPROVAL

MEETING DATE: MONDAY, NOVEMBER 22, 2021
7:00 P.M.

MEETING PLACE: ZOOM ONLINE MEETING

BOARD OF SELECTMEN MEETING MINUTES

7:00 p.m. Regular Session

First Selectwoman Lyons called the Regular Session of Monday, November 22, 2021 to order at 7:01 p.m. Also in attendance were Selectman Goldberg, Selectwoman Kokoruda, Selectman Murphy, and Selectman Wilson.

1. Pledge of Allegiance.
First Selectwoman Lyons led the Pledge of Allegiance.
2. Approval of minutes – November 8, 2021

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve Minutes of November 8, 2021.

VOTE: this motion was approved unanimously.

3. First Selectwoman's Updates.

The First Selectwoman provided an update which is attached to these minutes.

Selectwoman Kokoruda asked if an update on the Island Avenue School Purchase & Sale Agreement negotiations could be held sooner than December 7th. Selectwoman Lyons stated that she could meet one-on-one with Selectwoman Kokoruda to catch her up prior to the 12/7 Executive Session.

Selectwoman Kokoruda asked if the agreement for the easements downtown were final and signed; and also who would be paying to have the poles removed Downtown. Selectwoman Lyons stated that the plans are signed; and that the Town funding included the costs for the removal of the poles. Selectwoman Kokoruda stated that she would help to see if Eversource would cover this cost as they had previously indicated that they would cover these costs.

4. Liaison Reports / Selectmen Comments.

Bruce Wilson

Provided the following Statement:

In early 2017, Selectmen Goldberg and Murphy then the minority caucus asked the First Selectman to go the extra step and proactively keep the entire BOS up to date. Specifically, they were concerned that the Republican members of the BOS, Bob Hale and myself were receiving updates and information that was not otherwise distributed to the full BOS. At the time, I did not believe this to be true but I did see the value in the request of my Democrat colleagues. I remember distinctly that Bob and I both counseled Tom Banisch to provide a brief narrative update to the Board every Friday of his activities during the week. While we understood this was a new practice, we believed it would go a long way to foster transparency and trust. Tom happily took on this new responsibility and went even further by setting a regular meeting schedule with Selectman Goldberg.

For the rest of his tenure, Tom delivered to the BOS a brief update every Friday. Sometimes they were short and mundane but I believe they delivered on the initial request of transparency made by the minority caucus. It certainly helped to have context and history when issues finally rose to the level of a formal BOS discussion. It certainly avoided surprises.

For the last two years, that weekly update from the First Select-person has not happened. Now with the request renewed by myself as a member of the minority caucus, the response is a flat no. In fact, First Select-person Lyons has tried to turn the tables and make it the responsibility of the volunteer Select-persons to seek out information when they have questions or otherwise be content to hear weekly public service announcements. In addition, she is using this request to ask us to provide better liaison reports, implying that we are somehow not communicating with her. I am in a word, flabbergasted.

Since this practice was started at the request of Selectmen Goldberg and Murphy, I can only imagine that they offered advice similar to Bob and myself years ago. I am sure they are as disappointed as I am in this unwillingness to be transparent. Peggy, I will offer you the same advice I gave Tom in 2017. We may not always see eye to eye, but if we are kept in the loop, we can discuss the issues. However, if we are not, we will get stuck arguing about process. A leader who really wants to get things done recognizes all the stakeholders and takes responsibility to make sure they have the information they need in a timely manner. Do that and you will find everything goes much smoother.

Selectwoman Lyons thanked Selectman Wilson for his comments but stated that the conversation would be furthered offline.

Scott Murphy Thanked Deb Milardo for her work and noted what an asset she has been to the Town.
Madison Youth & Family Services

Noreen Kokoruda She is eager to begin her liaison assignments. The Planning & Zoning Commission will be looking at 2 different Affordable Housing Facilities within the next month. She echoed the comments of Selectman Wilson asking for weekly updates that would allow the Board to work together and make informed decisions.

Al Goldberg Pension Committees

5. Citizen Comments.

Kathryn Hunter of Scotland Avenue stated that she was attending this meeting on behalf of Save Academy. She provided a background on the formation of this grassroots group and the work that the group has undertaken since 2017. She added that the vote on the Agenda this evening was to allow taxpayers to have a say in the future of the building. Save Academy is advocating for the Community Center plan as it is a fair vote and furthers the intent of the inclusive process which began in 2018. Ms. Hunter reminded First Selectwoman Lyons and Selectman Wilson of their campaign promises to move the vote forward; and she urged the other Selectmen to maintain the progress promised to the taxpayers.

Lauren Noble of Georgetown Circle stated that she is concerned with the School Renewal Plan and stated that the solutions provided are not fair for all parts of the Town. No matter, with both this and the Community Center project, taxes will be going up. As a parent of a future student, the plan falls short and the priority should be the children.

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.

Selectman Wilson recommended combining the 1.3million appropriation proposed for the purchase of the Janssen Property into this Bonding item. He stated that with the historically low cost of financing, this made sense.

Selectman Murphy stated that it was a good idea, but given the funding available in the unassigned fund balance, the 1.3million could be funded through this Fund and not assessed to the taxpayers via the Bonding amount.

First Selectwoman Lyons stated that the process moving forward would require the 1.3million being funded through the unassigned fund balance regardless as the closing to purchase would coincide with the Referendum, prior to the Bonding being finalized. This path seemed the simplest.

Selectwoman Kokoruda stated that Bonding is for buildings and land and the purchase of the Janssen Property would fall into this category. She cautioned the perceived lack of transparency if this item is funded separately and then not considered in the final amount for the School Renewal Plan.

First Selectwoman Lyons stated that the process has been transparent and information would be given to the public to make an informed decision. She added that the purchase of the Lesage Property was funded through Special Appropriation for a potential future

School Renewal Plan. Selectwoman Kokoruda stated that the Lesage Property purchase was not the same; it was a lease-to-purchase agreement. She stated again that to make the decisions cleaner, the Board should present the full project as one funding amount to the public.

Selectman Wilson stated that using this logic, the Board should use more funding from the unassigned fund balance to fund the School Renewal Plan and lower the burden to the taxpayer. Overall, Selectman Wilson stated that he supports moving all items to the taxpayers and that he just wanted to make this case to the Board in case they wanted to consider this proposal.

MOVED by First Selectwoman Lyons and seconded by Selectman Wilson to approve the above Resolution.

VOTE: this motion was approved unanimously.

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 as follows:

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.

Selectwoman Kokoruda stated that she was concerned about this item and the transparency issue, and she wanted the Board of Finance to take a very detailed look at this funding; for these reasons she would be voting “no” on this item.

Selectman Wilson stated that he fully supports the school plan and the acquisition of the property but he did not agree with how the purchase was being funded so he would be voting “no” solely for this reason.

Selectman Goldberg questioned why Selectwoman Kokoruda was uncomfortable and how the Board could help her be more comfortable in the funding. She responded that she felt the package as a whole should be presented to the taxpayers as one item, with the overall cost presented.

Dr. Cooke stated that in terms of the property purchase, there have been ongoing discussions for 7-8 months internally. There are items in the bonding cost that normally wouldn't be (money set aside to level Ryerson building); the timing came about to present the idea of purchasing separately and not needing to bond the funding amount.

Seth Klaskin, Board of Education Chair, stated that the BOE voted to support the School Renewal Plan. He stated that it seems to him that the concern of transparency as to this funding being considered into the overall total of the plan; there have been many months of discussion reviewing this very idea. The motion presented is very clearly representing this intent. He reminded the Board that when a new Fire Truck was purchased, the Board stated that using the undesignated fund balance was appropriate; and this purchase was similar. He added that either way, he would be satisfied if the purchase was moved forward, either by Special Appropriation or Bonding.

Selectman Wilson questioned what would happen if the Town Meeting reached quorum and the item was voted down; would that derail the entire School Renewal Plan? Mr. Klaskin stated that by pushing the funding over to bonding, the proposal might be derailed at Town Meeting.

The Board reviewed that the prior Board of Finance and Board of Education Chairs were in favor of moving forward in this manner. The Board also reviewed the needs of other departments, and projects for funding and if this request “took away” from other potential projects or needs in the future. First Selectwoman Lyons stated that there was roughly \$8million over the Regulation in the undesignated fund balance that could be used for these other hypothetical projects.

Selectman Goldberg stated that he was voting in favor to move the project onto the taxpayers; it's time for the public to vote. Another reason is that it is always more expensive to borrow money versus “paying cash” for an expense. Selectman Wilson stated that he too was prepared to vote “yes”.

MOVED by Selectman Murphy and seconded by Selectman Goldberg to approve the above Resolution.

VOTE: this motion was approved with three votes in favor and two votes in opposition from Selectman Wilson and Selectwoman Kokoruda.

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.

MOVED by Selectman Murphy and seconded by Selectwoman Kokoruda to approve the above Resolution.

VOTE: this motion was approved with four votes in favor and on abstention from Selectman Wilson.

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 as follows:

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.

First Selectwoman Lyons provided an overview of the process to include costs for geothermal / energy efficiency upgrades that arose from the prior meeting discussion. Selectman Wilson stated that he was in favor of this change and was in support of the revision. He added that a former Board had instituted parameters to require that these types of upgrades were necessary in projects and he thought this Board could make this requirement more formal.

Selectman Murphy stated that he was supportive of this proposal and was excited to see it move to the taxpayers after 17 years.

Selectwoman Kokoruda thanked First Selectwoman Lyons for moving this project forward; and for bringing together so many different stakeholders to create an inclusive plan. She added that there could be a capital campaign from the different groups that have expressed interest in using the building once it is done. She also added that the Town should be very clear about the annual operating costs (staff, maintenance, utilities) associated with the Community Center. She cautioned that this was a concern with the Senior Center building.

Bill Stableford of the Academy School Working Group stated that these expenses were included in Peggy's prior update to the Board. He echoed comments that the Library was a success story and could be considered as an example of how this building will benefit the Town. He added that in addition to being a space to provide services and programs for the public, additional income will go to the business community as a result of the use of this building.

First Selectwoman Lyons stated that the staffing and maintenance costs were presented at the prior meeting and were estimated to be \$200,000 staffing and \$135,000 utilities (which should be lessened by moving forward with geothermal upgrades). The Board also reviewed that a capital campaign was not out of the question but the goal was that funding via state and federal grants would be sought. The Town has engaged an outside consulting group to identify grants that might be available for this project.

Selectman Goldberg stated that he wanted to send this on to the taxpayers. He cautioned taxpayers to consider how this benefits the residents and how it impacts property values.

Mr. Stableford stated that there was an intention to bring Public Information Sessions to provide overviews of the plan to the public.

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve the above Resolution.

VOTE: this motion was approved unanimously.

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

First Selectwoman Lyons presented a report showing the estimated annual tax impact of the referenda items which is attached to these minutes. Selectwoman Kokoruda questioned if the state reimbursement was only for new building; and it was confirmed that reimbursement was not provided for renovation or refurbishment. Selectman Wilson stated that the Town has to present the taxpayers with the full cost amount for approval; the Town cannot present the amounts less the potential other funding sources. Stacy Nobitz stated that the resolution does not consider the grant funding but the tax projections do assume the potential state funding reimbursements.

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

Bruce Beebe questioned if the lowest bid was the sole reason for approving a project. Austin Hall stated that Schumack was the low bidder of all qualified bidders. Mr. Hall provided an overview of where the walkway is located. He added that a pre-bid walk through was also required. He stated that both respondents were local contractors that presented plans that met the bid requirements. First Selectwoman Lyons stated that this is an exciting project to connect to areas in Town; and that this is funded through a Connectivity Grant.

MOVED by Selectman Murphy and seconded by Selectwoman Kokoruda to approve awarding the contract for the Bauer Park Walkway to the low bidder Schumack Construction.

VOTE: this motion was approved unanimously.

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.

MOVED by Selectman Murphy and seconded by Selectwoman Kokoruda to approve the above Resolution.

VOTE: this motion was approved unanimously.

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.

MOVED by Selectman Murphy and seconded by Selectman Wilson 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.

VOTE: this motion was approved unanimously.

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

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve the Budget Workshop Schedule dates; with meeting formats to be considered at the next meeting.

VOTE: this motion was approved unanimously.

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

MOVED by Selectman Murphy and seconded by First Selectwoman Lyons to approve the 2022 Meeting Schedule, as amended.

VOTE: this motion was approved unanimously.

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

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve the 2022 Town Holiday Schedule, as amended.

VOTE: this motion was approved unanimously.

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

First Selectwoman Lyons suggested amendment to remove “check-checker” and also that the Ad-Hoc Committees needed representation from the Board. She recommended that the CIP members be appointed to the ARP Funding Committee.

Selectman Wilson volunteered for the Ad-Hoc Marijuana Advisory Committee.

MOVED by Selectman Murphy and seconded by Selectwoman Kokoruda to approve the 2021-2023 Board of Selectmen Liaison Assignments, as amended.

VOTE: this motion was approved unanimously.

18. Appointments / Resignations:

Appointment of Erin Duques to the Ad-Hoc Affordable Housing Committee as the Board of Selectmen Designee.

MOVED by Selectwoman Kokoruda and seconded by Selectman Murphy to approve the appointment of Erin Duques to the Ad-Hoc Affordable Housing Committee as the Board of Selectmen Designee.

VOTE: this motion was approved unanimously.

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

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve the resignation of Ellen Weiss from the Bicycle and Pedestrian Advisory Committee.

VOTE: this motion was approved unanimously.

19. Tax Abatements / Refunds.

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve a Tax Abatements / Refunds totaling \$4,335.90.

VOTE: this motion was approved unanimously.

20. Citizens comments.

None.

21. Adjournment.

There being no objection the Board adjourned at 9:00 p.m.

Respectfully submitted,

Lauren Rhines
Town Coordinator / Risk Manager

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 at least five (5) business days prior to the meeting.



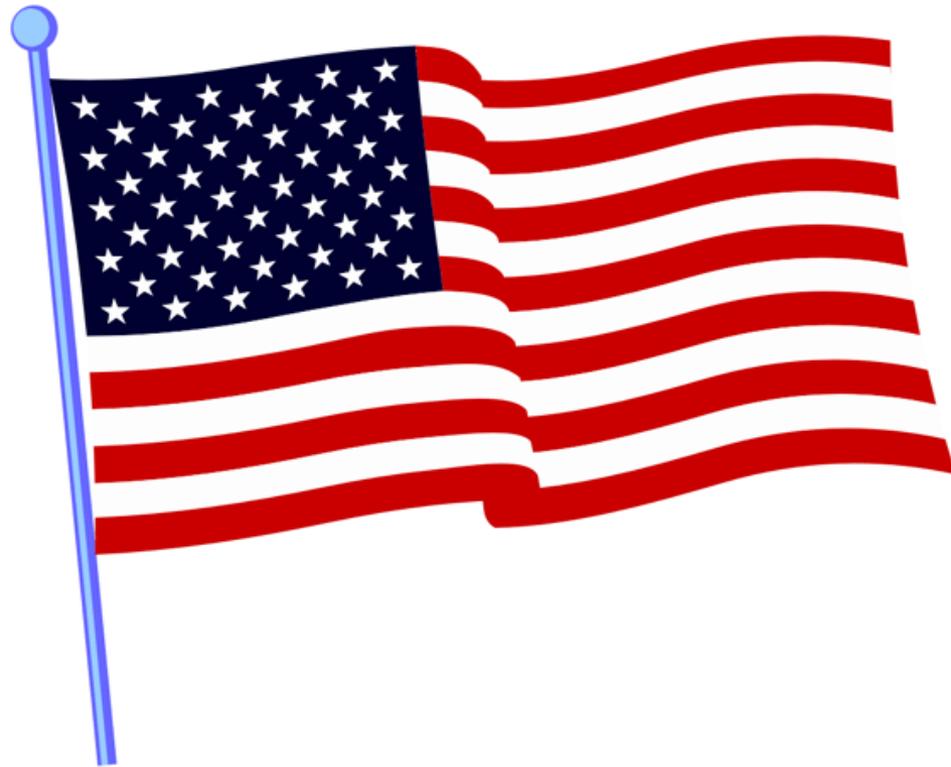
TOWN OF MADISON

CONNECTICUT

Regular Meeting – November 8, 2021

Board of Selectmen

Pledge of Allegiance



Agenda

1. Pledge of Allegiance.
2. Approval of minutes: November 8, 2021
3. First Selectwoman's Updates.
4. Liaison Reports/Selectmen Comments.
5. Citizen comments
6. Discuss and take action to recommend an appropriation for bonding for the Madison School Renewal Plan
7. Discuss and take action to recommend a special appropriation for the purchase of the Janssen Property
8. Discuss and take action to approve calling a Special Town Meeting on Dec. 20, 2021
9. Discuss and take action to recommend an appropriation for bonding for the Academy Community Center Proposal
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 a resolution regarding an Emergency Management

Agenda

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
19. Tax Abatements / Refunds
20. Citizens comments
21. Adjournment

First Selectwoman Update

- Town experiencing slight uptick in COVID cases
 - Governor and CDC now recommending booster shots for aged 18+ who have been vaccinated over 6 months
 - BOE/Town partnering with Griffin Health for pediatric vaccinations clinics
- Status of Island Avenue Sale
 - OLM Board/Town in active negotiations on Purchase & Sale Agreement
 - Property heirs notified of bona fide offer
 - BOS approval of P&S Agreement expected late December
- Status of Downtown Center Project
 - 690 & 710 Boston Post Rd., & 121 Samson Rock Drive: Easement signed. RFP started to remove utility poles on southside of street. Construction anticipated late spring/summer.
 - 725 Boston Post Rd. : Easement signed.
 - 703-709 Boston Post Rd.: Easement map agreed. Eversource/property owner finalizing other legal issue.

First Selectwoman Update (cont.)

- Status of new committees/commissions:
 - Ad Hoc ARPA Committee: Applications received. Appointments to be finalized by BOS in December.
 - Ad Hoc Marijuana Advisory: Applications received. Appointments to be finalized by BOS in December.
 - Ethics Commission: Application process to be launched in December. Appointments by BOS targeted for January 2022.
- Other potential ordinance discussions
 - Flood Plain Ordinance: Potential revisions under review based on public, legal and staff input. New proposal targeted for January 2022
 - Noise Ordinance: Staff follow up on BOS and public feedback. Targeting staff recommendation late Dec/early Jan for BOS discussion.
 - Short-term Rental Ban: P&Z attending Dec. 7th BOS meeting to discuss establishment of ad hoc committee to review issue
- Senior Staff resignation

Summary Referenda Timeline

DRAFT

TODAY: BOS to:

- i. Recommend Appropriation & Bonding for MSRP & Academy Projects
- ii. Recommend Special Appropriation for purchase of Janssen Property
- iii. Refer to P&Z for 8-24 report

December 2, 2021 – P&Z CGS 8-24 approvals

December 6, 2021 – BOF Special Mtg to:

- i. Recommend Special Appropriation for purchase of Janssen property

December 7, 2021 – BOS to review status of Island Avenue P&S agreement

December 15, 2021 – BOF to:

- i. Recommend Appropriation and Bonding for MSRP & Academy

December 20, 2021 –

- i. Special Town Meeting to approve Special Appropriation for purchase of Janssen property (contingent on successful referendum)
- ii. BOS Regular Mtg to approve Island Avenue P&S Agreement

January 11, 2022 – BOS to:

- i. Approve Bond Resolution for Special Town Meeting
- ii. Set date of Special Town Meeting and date of referendum
 - i. Authorize explanatory text
 - ii. BOS Review/Resolution for sale of Island Ave

Silent Period begins for advocacy related to referenda question.

January 14, 2022 - publish notice of Special Town Meeting and Referendum

February 1, 2022 - Special Town Meeting

February 15, 2022 - Referendum held

March - June 2022 – Building Committees established

June 30, 2022 – Submit school construction grant application.

Academy Project Budget

TOWN OF MADISON, CT

Academy School Options- Renovation

Total Project Budget

11/18/21

	A	B
	Renovation	Renovation
	11/18/2021	10/17/2018
<i>\$(000) except \$/GSF</i>		
Heavy Renovation GSF	10,000	10,000
Light Renovation GSF	39,437	43,437
LL Core & Shell Only GSF	4,000	
Total GSF	53,437	53,437
Heavy Renovation \$/GSF - Current	\$ 400.00	\$ 400.00
Light Renovation \$/GSF - Current	\$ 105.00	\$ 105.00
LL Core & Shell Only \$/GSF-Current	\$ 100.00	
I. Building Construction		
A. Heavy Renovations	\$ 4,000.0	\$ 4,000.0
B. Light Renovations Renovations	\$ 4,140.9	\$ 4,560.9
C. LL Core & Shell Renovations	\$ 400.0	
Total Building Construction	8,540.9	8,560.9
II. Related Construction		
Total Related Construction	2,033.1	1,285.0
SubTotal Construction - Current	\$ 10,574.0	\$ 9,845.9
III. Escalation (2023 Construction)	1,796.1	804.0
Total Construction - Escalated	\$ 12,370.1	\$ 10,656.5
IV. Furniture, Fixtures & Equipment (FF&E)		
Total FF & E	700.0	650.0
V. Fees and Expenses		
A. Fees		
Sub-total Fees	1,216.6	1,119.7
B. Expenses		
Sub-total Expenses	896.7	832.2
Total Fees and Expenses	2,113.3	1,951.9
VI. Contingency		
A. Construction	358.7	319.7
B. Owner's Project	455.5	397.8
Total Contingency	814.2	717.5
Total Project	\$ 15,997.6	\$ 13,975.9

Assumes:

- Successful Referendum in 2022
- Construction Start 2023
- Occupancy 2024

Includes:

- Geothermal System

Estimate provided by Colliers

Impact of New Bonding

DRAFT*
(Footnote updated 11/23)

Estimated Annual Tax per \$100K Assessed Value

- Bonds expected to be issued in alignment with project construction timetables
- Bond amounts not adjusted for other anticipated funding sources
 - BOE estimating ~\$9.8M in state reimbursement for new construction
 - Academy will likely qualify for federal/state grants
- “Estimated Annual Tax” DOES NOT represent expected total tax mill rate changes. The Town’s annual tax mill rate is driven by many factors, including forecasted budgets, capital planning, grand list growth, other revenue changes, excess fund balance, and existing debt repayments

Years	Academy \$15.9M *	MSRP \$89.2M *	Combined \$105.1M
1-5	\$34	\$96	\$130
6-10	\$37	\$202	\$239
11-15	\$31	\$189	\$220
16-20	\$26	\$180	\$206
21-24	\$16	\$83	\$99
Average Annual Cost Over Bond Life**	\$28 **	\$153 **	\$181***
Peak Year	\$44 (FY 25/26)	\$206 (FY 29/30)	N/A

*Maximum bonding amounts. Academy assumes inclusion of Geothermal System. Madison School Renewal Plan (MSRP) Tax assumes state reimbursement and Janssen property acquisition funded through Special Appropriation from Undesignated Fund Balance.

**Financing costs over life of bonds. Average based on 22 years for Academy, 24 years for MSRP.

***Sum of project averages.