



TOWN OF MADISON
CONNECTICUT
06443-2563

MEETING DATE:

Wednesday, August 5, 2009

MEETING PLACE:

Madison Room (Room A) - Town Campus

**Special Board of Selectmen Meeting
Minutes**

First Selectman Goldberg called the Special Meeting of the Board of Selectmen to order at 5:03 p.m. Present were Selectmen Goldberg, Gladstone, MacDougald, Kokoruda, and Traugh. Also in attendance were Town Counsel Ira Bloom from Berchem, Moses & Devlin, P.C.; Director of Public Works Mike Ott; Board of Finance Member Fillmore McPherson; and Alicia Betty and Lisa Bassami from The Trust for Public Land.

Regular Session (adjourned to Executive Session)

MOVED by Selectman Gladstone and seconded by Selectman MacDougald to enter into Executive Session at 5:04 p.m. to discuss the following item.

VOTE: This motion was approved unanimously.

1. Discuss potential acquisition of property.

MOVED by Selectman MacDougald and seconded by Selectman Gladstone to exit Executive Session at 6:35 p.m.

VOTE: This motion was approved unanimously.

(5-minute break)

2. Approval of Minutes.

* July 20, 2009 - Board of Selectmen Meeting

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to table the minutes of the Board of Selectmen meeting of July 20, 2009.

VOTE: This motion to table was approved unanimously.

* July 24, 2009 - Special Board of Selectmen Meeting

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to table the minutes of the Special Board of Selectmen meeting of July 24, 2009.

VOTE: This motion to table was approved unanimously.

OLD BUSINESS

3. Approval of Minutes.

* June 22, 2009 Board of Selectmen Meeting (tabled 7/20/09)

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to remain tabled the minutes of the Board of Selectmen meeting of June 22, 2009.

VOTE: This motion to table was approved unanimously.

NEW BUSINESS

4. Discuss and take action on proposal by the Madison Beach Hotel to exchange land with the Town at West Wharf.

DISCUSSION: Rick Duques, owner of the Madison Beach Hotel and Restaurant; his attorney Tom Cronan; Ken Martino; and Paul Coady, builder, summarized their request to exchange land with the Town of Madison at West Wharf. He proposed that the Town would receive some beach front in return for exchanging the grassy strip of land in front of 88 West Wharf Road (the Wharf). Mr. Duques believes that the two property owners need to come up with a permanent solution for this long-standing confusion regarding the two parcels.

Attorney Tom Cronan noted there are at least three options: outright fee swap, easement for easement, or lease for lease.

Attorney Ira Bloom remarked that when the Town acquired the property in front of the Madison Beach Hotel in 1893, there was a restriction that it be used for public purposes; this would need to be addressed.

MOVED by Selectman MacDougald and seconded by Selectman Gladstone to ask the Town Attorney to pursue the investigation and drafting of a contract governing the exchange and to vote to hold a Public Information Session at 7:00 p.m. on Monday, August 24, 2009 (prior to the 7:30 p.m. Board of Selectmen regular meeting).

VOTE: This motion was approved unanimously.

5. Discuss and take action on hiring Ms. Cheryl Magera for the position of Part-time Clerk/Assessor's Office - \$14.74/hour - effective August 5, 2009. Note this is a *Conditional Offer of Employment* and is contingent upon Board of Selectmen final approval.

MOVED by Selectman Gladstone and seconded by Selectman MacDougald to hire Ms. Cheryl Magera for the position of Part-time Clerk/Assessor's Office - \$14.74/hour - effective August 5, 2009.

VOTE: This motion was approved unanimously.

6. Discuss and take action on the following resolution:

RESOLUTION: That Alfred J. Goldberg, the First Selectman, is hereby authorized to sign on behalf of the Town of Madison the Crown Communications Cell Tower Utility Easements.

MOVED by Selectman MacDougald and seconded by Selectman Gladstone to authorize Alfred J. Goldberg, the First Selectman, to sign on behalf of the Town of Madison the Crown Communications Cell Tower Utility Easements.

VOTE: This motion was approved unanimously.

7. Discuss and take action on awarding contracts for construction of the following projects:

- Reconstruction of Drainage Structures to B&L Construction, Inc. of Old Saybrook, CT - \$18,950.00

MOVED by Selectman MacDougald and seconded by Selectman Kokoruda to award contract for Reconstruction of Drainage Structures to B&L Construction, Inc. of Old Saybrook, CT - \$18,950.00.

VOTE: This motion was approved unanimously.

- Pavement Repairs and Speed Humps to B&L Construction, Inc. of Old Saybrook, CT - \$19,722.00

MOVED by Selectman MacDougald and seconded by Selectman Kokoruda to award contract for Pavement Repairs and Speed Humps to B&L Construction, Inc. of Old Saybrook, CT - \$19,722.00.

VOTE: This motion was approved unanimously.

- Driveway Repairs, Walter C. Polson Middle School to B&L Construction of Old Saybrook, CT - \$37,870.00

MOVED by Selectman MacDougald and seconded by Selectman Kokoruda to award contract for Driveway Repairs, Walter C. Polson Middle School to B&L Construction of Old Saybrook, CT - \$37,870.00.

VOTE: This motion was approved unanimously.

8. Discuss and take action on the award of a contract to Interstate Ford Truck Sales, Inc. of Hartford, CT to provide two (2) pickup trucks with snow plow packages.

MOVED by Selectman MacDougald and seconded by Selectman Gladstone to waive the competitive pricing process and award contract to Interstate Ford Truck Sales, Inc. of Hartford, CT to provide two (2) pickup trucks with snow plow packages.

VOTE: This motion was approved unanimously.

9. Adjournment.

MOVED by Selectman Gladstone and seconded by Selectman MacDougald to adjourn the Special Board of Selectmen meeting at 7:52 p.m.

VOTE: This motion was approved unanimously.

Respectfully submitted,

Judy Palmer
Recording Secretary