

TOWN OF MADISON

SUBJECT TO APPROVAL

CONNECTICUT

06443-2563

MEETING DATE: Thursday January 13, 2022

MEETING PLACE: via Zoom

Capital Improvement Program Committee

Members Present: Katie Stein, Chair (BOF), Justin Murphy (BOF), Al Goldberg (BOS), Noreen Kokoruda (BOS), Galen Cawley (BOE), Emily Rosenthal (BOE) Laura Downes (BOF Public Member), Joan Walker (BOE Public Member), Gus Horvath (BOS Public Member)

Not Present:

Other Present: Stacy Nobitz (Director of Finance), Kristen Bartosic (Finance Office), Austin Hall (Director of Beach & Rec/Senior Svcs), John Iennaco (Director of Public Works), Dr. Cooke (Superintendent of MPS), Bill McMinn (Director of Facilities), Peggy Lyons (First Selectwoman)

1. Approve Minutes

Moved: by Ms. Kokoruda and seconded by Mr. Murphy to approve the minutes of January 6, 2022

Vote: 6-0

2. Review of 2023-2027 Capital and Non-Recurring Expenditure Fund (CNRE)

a. Beach & Recreation Projects

i. Surf Club – Garvan Point Bulkhead Wall Rehabilitation

Mr. Hall informed the Committee that the Town has acquired grant funds of \$750,000 to help offset the cost of the project. Staff has worked in conjunction with the Coastal Resiliency Committee to prepare a Request for Qualifications to hire an engineering consultant to identify the best option for the project. Mr. Iennaco stated he believes a concrete seawall similar to what is in front of the Surf Club building will be utilized, but the final decision will come after the engineering has been completed. Ms. Stein hopes

the option that is chosen will allow as much of the point to remain for the use of the citizens. In response to Ms. Kokruda's inquiry as to when the project will be completed, Mr. Hall stated he believes there will be approximately a year of planning before construction can begin. Ms. Kokoruda hopes staff will continue to search for additional grant funds for this project.

ii. Academy Playground Renovation

Mr. Hall stated the playground needs attention. The renovation is slated in the 2023-2027 CIP for year 3. Mr. Hall has identified this project for potential funding from the American Rescue Plan funds. If approved the project can be moved forward.

iii. Academy Splash Park

Mr. Hall has identified this project for potential funding from the American Rescue Plan funds. If approved the project can be moved forward.

Ms. Stein inquired as to the ADA accessibility of both of the Academy projects. Mr. Hall stated he believes in accessibility for all and any project he is involved with will be ADA accessible.

iv. Exchange Field Complex Restoration Improvements

Construction of an Emergency Exit Road and field restoration are the primary objectives of this project. The addition of the road would help alleviate traffic congestion during high capacity events along with improving Emergency Services access to the park. This road would only be open when needed not intended to be a new entrance/exit. Irrigation installation and field condition improvements would also be part of this project.

v. Surf Club Park and Building Improvements

Mr. Hall stated the funds that have been previously approved for this project will be used to formulate a Master Plan for the Surf Club Park (excluding Exchange). Many factors will influence the vision/plan for this park -rising sea level, public input, etc.

vi. Surf Club Playground

Mr. Hall highlighted the importance of having a maintenance schedule for the playground equipment due to the elements. Mr. Hall has identified this project for potential funding from the American Rescue Plan funds. If approved the project can be moved forward

vii. Surf Club Maintenance Garage Replacement

Mr. Hall shared that the existing Maintenance Garage needs attention. Mr. Hall also pointed out that the grounds vehicles and equipment are not able to be stored inside and are vulnerable to the elements at the Surf Club. Staff from Beach & Rec, Emergency Mgmt. and Public Works are working together to identify facility needs of all departments. This project may be amended in the future.

viii. Dog Park at Salt Meadow

Mr. Hall stated the BOS and BOF approved earlier this fiscal year to transfer remaining project balances from completed projects at Salt Meadow in order to complete the Dog Park. Mr. Hall stated the \$40,000 slated for FYE 2026 can be removed.

ix. Town Campus Tennis Courts

Mr. Hall stated planning will begin for the Tennis Court area with construction slated for FYE 2024. New tennis courts along with the addition of pickleball courts and lighting will be the goal of this project.

x. Town Campus Maintenance Garage

Improvements will be made over the next 4 years to improve the condition of this building so that materials can be stored in a dry and secure space.

xi. Bauer Park Projects

Barn – Facilities study completed in February 2021 identified the needs of the building including ADA accessibility.

Classroom - Facilities study completed in February 2021 identified the needs of the building including ADA accessibility.

Farmhouse – building is now listed on the State's Historic Registry of significant homes. The facilities study completed in February 2021 identified the needs of the building.

xii. East Wharf Bathrooms

Mr. Hall stated the goal of the project is to improve the current bathrooms. Converting the bathrooms to waterless facilities will allow for the bathrooms to remain open year-round. Mr. Hall has identified this project for potential funding from the American Rescue Plan funds.

xiii. West Wharf Dock System

Study and plan to install a floating dock system. The Town has received grant funds to help offset the cost of this project

xiv. West Wharf Bathroom Building Replacement.

Mr. Hall stated this project will be part of larger plan for the West Wharf beach area. An amendment to this project may come in the future. Mr. Hall has identified this project for potential funding from the American Rescue Plan funds.

xv. Rockland Preserve Bathroom

Mr. Hall stated this is a very well attended park and the addition of a bathroom facility will be appreciated by the park goers. The plan will be to install a waterless restroom facility. Mr. Hall has identified this project for potential funding from the American Rescue Plan funds.

b. BOE Facilities Projects

i. Ten Year Facilities Plan

Dr. Cooke and Mr. McMinn reviewed the projects in the first year of the plan. Mr. Goldberg asked if the result of the School Renewal Referendum would impact these projects. Mr. McMinn stated the projects in the CIP are not projects that are tied to the results of the Referendum. Dr. Cooke emphasized that if the Referendum should fail approximately an additional \$56 million more of projects will be added to the CIP in order to maintain the existing buildings.

c. Town Facilities Projects

Mr. McMinn stated many projects have been added to the CIP as a result of the Facility Assessment completed in February 2021. Many of the projects are related to ADA accessibility. In response to a question from MS. Walker, Mr. McMinn highlighted the recommendation for the Emergency Shelter to move from the Town Campus Gym to Polson School. The study revealed the positives of Polson including, access to the cafeteria, locker rooms and 2 gyms.

3. Citizen Comments

No Citizen comments.

4. Adjourn

Moved: by Ms. Kokoruda and seconded by Mr. Goldberg to adjourn

Vote: 6-0

Adjourn 6:40 pm