

SUBJECT TO APPROVAL

MEETING DATE: TUESDAY, MARCH 9, 2021
8:00 A.M.

MEETING PLACE: ZOOM ONLINE MEETING

BOARD OF SELECTMEN MEETING MINUTES

8:00 a.m. Regular Session

First Selectwoman Lyons called the Regular Session of Tuesday, March 9, 2021 to order at 8:01 a.m. Also in attendance were Selectwoman Duques, Selectman Goldberg, Selectman Murphy and Selectman Wilson.

1. Pledge of Allegiance.
First Selectwoman Lyons led the Pledge of Allegiance
2. Approval of minutes: February 17, 2021 – Special Meeting
February 22, 2021
February 25, 2021 – Special Meeting
March 1, 2021 – Special Meeting

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve the Regular Minutes of February 22, 2021 and the Special Minutes of February 17, 2021, February 25, 2021 and March 1, 2021.

VOTE: this motion was approved unanimously.

3. First Selectwoman's Updates.
 - a. COVID-19 Response and Town Operations Update.

First Selectwoman Lyons provided an overview which is attached to these minutes.

4. Liaison Reports/Selectmen Comments.

Board of Finance begins budget workshops this evening.

5. Citizen comments.
None.

BUSINESS

6. Discuss and take action to approve a donation from Madison Little League of sideline fencing at Jaycee Field valued at \$6,664.00.

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve a donation from Madison Little League of sideline fencing at Jaycee Field valued at \$6,664.00, with thanks from the Board.

VOTE: this motion was approved unanimously.

7. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the COVID Relief Fund.

The Board thanked Neighbor 2 Neighbor for their support; and the Board reviewed that the organization has been instrumental in aiding Madison's residents.

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the COVID Relief Fund.

VOTE: this motion was approved unanimously.

8. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the MY&FS Discretionary Fund.

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the MY&FS Discretionary Fund with thanks from the Board.

VOTE: this motion was approved unanimously.

9. Discuss and take action to approve a Resolution to authorize the issuance of bonds to refund in whole or in part various of the Town's outstanding bond issues.

First Selectwoman Lyons read aloud the Resolution as follows:

RESOLUTION OF THE BOARD OF SELECTMEN
OF THE TOWN OF MADISON
RESOLUTION WITH RESPECT TO THE AUTHORIZATION, ISSUANCE
AND
SALE OF NOT EXCEEDING \$4,000,000 TOWN OF MADISON
GENERAL OBLIGATION REFUNDING BONDS
RESOLVED,

(a) That the Town of Madison issue its refunding bonds, in an amount not to exceed FOUR MILLION DOLLARS (\$4,000,000), the proceeds of which are hereby appropriated to fund one or more escrows, to be applied together with the investment earnings thereon, to the payment in whole or in part, as determined by the First Selectwoman and the Director of Finance, of the outstanding principal of and interest and any call premium on all or a portion of any issue of the Town's General Obligation Bonds, including, but not limited to, the Town's \$9,200,000 General Obligation Refunding Bonds, Issue of 2012 (the "Refunded Bonds"), including the payment of interest accrued on the Refunded Bonds to the date of payment, and to pay costs of issuance of the Refunding Bonds, including legal fees, consultants' fees, trustee or escrow agent fees, underwriters' fees, net interest and other financing costs and other costs related to the payment of the Refunding Bonds. The Refunding Bonds shall be issued pursuant to Section 7-370c of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The Refunding Bonds shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The First Selectwoman and the Director of Finance shall sign the Refunding Bonds by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the Refunding Bonds. The First Selectwoman and the Director of Finance are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the Refunding Bonds; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the Refunding Bonds; to provide for the keeping of a record of the Refunding Bonds; to sell the Refunding Bonds at public or private sale; to deliver the Refunding Bonds; and to perform all other acts which are necessary or appropriate to issue the Refunding Bonds.

(b) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that costs of the refunding may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the refunding. The First Selectwoman and the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(c) That while it is anticipated that the bonds will qualify as tax exempt bonds, the First Selectwoman and the Director of Finance are authorized, upon the advice of bond counsel, to issue all or any portion of the bonds as bonds the interest on which is includable in the gross income of the owners thereof for federal income

tax purposes and it is hereby found and determined that the issuance of any such bonds or notes is in the public interest.

(d) That the First Selectwoman and the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds.

(e) That the First Selectwoman and the Director of Finance are authorized to take all other action which is necessary or desirable to enable the Town to effectuate the refunding of the Refunded Bonds, and to issue the Refunding Bonds for such purposes, including, but not limited to, the entrance into agreements on behalf of the Town with underwriters, trustees, escrow agents and others to facilitate the issuance of the Refunding Bonds, the escrow of the proceeds thereof and investment earnings thereon, and the payment of the Refunded Bonds.

(f) That the above authorization to issue refunding bonds shall lapse on June 30, 2022.

DISCUSSION: Finance Director Stacy Nobitz and Bill Lindsay the Town's finance advisor provided an overview of the way that the Town could refinance existing bonds as a cost-savings measure. The Board reviewed that federal guidelines are also driving the process and that the timeframe would be to go to market in April.

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve the above Resolution to authorize the issuance of bonds to refund in whole or in part various of the Town's outstanding bond issues.

VOTE: this motion was approved unanimously.

10. Discuss and take action to approve the First Selectwoman to sign a contract with Munistat for Town bond refunding services.

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve the First Selectwoman to sign a contract with Munistat for Municipal Advisory Services through February 28, 2022.

VOTE: this motion was approved unanimously.

11. Review Facilities Assessment Study and discuss possible next steps.

First Selectwoman Lyons introduced James Barrett and Greg Smolley of DRA Associates who had overseen the study as the Town's consultant. The team presented parts of a power point that was provided to the Board on March 1,

2021. They highlighted that there were some areas of concern that needed to be explored further pertaining to departments in need of additional or more appropriate space, shelter space in town, and also space available for meetings and other town use.

Going forward, a Master Planning Phase is recommended and a Building Facilities Committee be established by the Town. The findings of this study should then be provided to the newly established committee.

First Selectwoman Lyons clarified that she felt that the Facilities Master Plan could span a 10 or 20 year forecast. She asked how long this plan would take to create and implement in Town. Mr. Barrett stated that the 4-6 months is average to be able to turnaround a master plan, but this assumes that the outreach would take advantage of remote polling, remote surveys and remote meetings. The Board reviewed with the consultants how the committee could be “staffed” including members of the Town staff and representatives from the elected boards. The Board asked if the consultants could provide a sample or structure from another town of what the master plan would cover. The Board discussed that the next phase could entail a survey of the town employees and the public. Selectman Wilson stated that to make the plan “actionable” we need a tool that will allow for the reservation of space. So maybe this is a course of action that needs to be included in the process. The Board reviewed that the next steps would be to create a Charge for the potential committee and to determine how DRA can be utilized in the next phase.

12. Review the proposed timeline to referendum for future of the Island Avenue School building.

First Selectwoman Lyons stated that the Board had reviewed the Ad-Hoc Committee’s proposed RFP process at their February 25th Special Meeting. She provided an overview which is attached as part of these minutes. She added that the process needs to consider the concept of the Facilities Master Plan as well as the need to balance the future potential use by OLMPA. The Town can either move forward either by Town Meeting or by Referendum. There has been assumption to move the process forward by Referendum but by doing so, the timeline is more restrictive. First Selectwoman Lyons also provided a potential process forward as part of the slides attached to the end of these minutes. Selectwoman Duques stated that the analysis of the Committee only detailed the uses by outside entities or sale of the building; the Charge dictated that Town use as a school would not be analyzed however the Committee did not analyze other use of the building by the Town.

The Board reviewed that by the Fall, the Town could be underway in negotiations with one party but most likely a referendum in the Fall would not be possible. Selectman Wilson stated that the Town should really consider the bigger picture before taking a building “off the table”; he voiced his support for Option B. Selectman Murphy stated his agreement with Selectman Wilson and stated that

Option B builds up the line of site towards to the Master Plan but also moved the process forward to a resolution. He stated that the Town needs to also be fair to the current tenant in moving forward.

Selectwoman Duques stated that she agreed and she added that there should be a plan that is making data driven decisions. She cautioned that the Town also needs to balance the reorganizations of town departments and town staff. Selectman Wilson stated that there are intangible values of the use of the building; the Board cannot only consider the monetary valuation of the potential sale of the building. He stated that the OLMPA school provides an intangible value to the community.

Selectman Goldberg agreed that Option B presents the best way forward for the Town. He stated that the Board should be considering the future of this building in conjunction with other buildings and spaces in Town and thanked First Selectwoman Lyons for bringing forward a process that considers a bigger picture than just the one particular building in question. First Selectwoman Lyons suggested tabling item 13 in order to bring forward a more detailed plan.

13. Discuss and take action to approve a contract with Colliers International for project management / owner's representation support for the developer selection for the Town of Madison's Island Ave School parcel.

With no objection from the Board this item was tabled to a future meeting.

14. Appointments / Resignations:

Resignation of Rachel Salvo from the Bicycle & Pedestrian Advisory Committee.

Jeanne Morrisey from the Bicycle & Pedestrian Advisory Committee Alternates to Regular Member for a term to expire January 1, 2025.

Bill Baker to the Bicycle & Pedestrian Advisory Committee Alternates for a term to expire January 1, 2025.

Richard Vancil to the Bicycle & Pedestrian Advisory Committee Alternates for a term to expire January 1, 2024

MOVED by Selectman Murphy and seconded by Selectman Wilson to approve the above Resignation and Appointments, with thanks from the Board.

VOTE: this motion was approved unanimously.

15. Tax Abatements / Refunds.

MOVED by Selectman Wilson and seconded by Selectman Murphy to approve tax abatements / refunds in the amount of \$47,715.60.

VOTE: this motion was approved unanimously.

16. Citizens comments.

None.

17. Executive Session:

a. Potential land purchase negotiations

There being no objections, the Board adjourned to Executive Session at 9:41 a.m.

Invited in were:

Superintendent Craig Cooke

Facilities Director Bill McMinn

Director of Planning & Economic Development Dave Anderson

Town Services Coordinator / Risk Manager Lauren Rhines

18. Adjournment.

There being no objections, the Board adjourned at 9:59 a.m.

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.



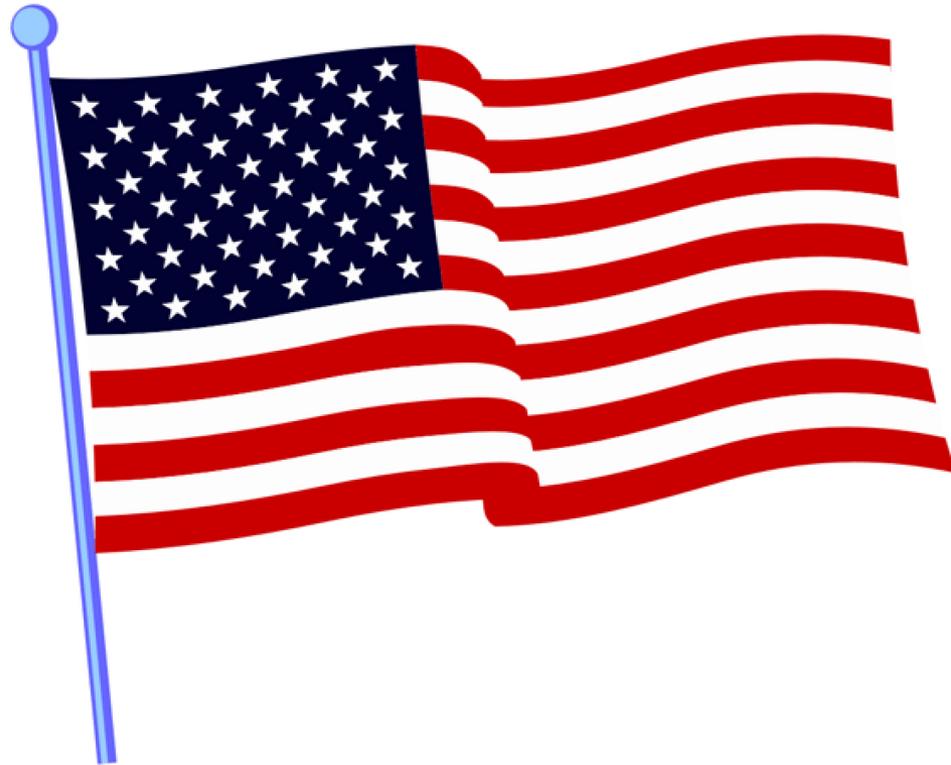
TOWN OF MADISON

CONNECTICUT

Regular Meeting – March 9, 2021

Board of Selectmen

Pledge of Allegiance



Agenda

1. Pledge of Allegiance
2. Approval of Minutes
3. First Selectwoman's Update
4. Selectmen Liaison Reports/Comments.
5. Citizen Comments.
6. Discuss and take action to approve a donation from Madison Little League of sideline fencing at Jaycee Field valued at \$6,664.00.
7. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the COVID Relief Fund.
8. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the MY&FS Discretionary Fund.
9. Discuss and take action to approve a Resolution to authorize the issuance of bonds to refund in whole or in part various of the Town's outstanding bond issues.
10. Discuss and take action to approve the First Selectwoman to sign a contract with Munistat for Town bond refunding services.
11. Review Facilities Assessment Study and discuss possible next steps.
12. Review the proposed timeline to referendum for future of the Island Avenue School building.

Agenda (cont.)

13. Discuss and take action to approve a contract with Colliers International for project management / owner's representation support for the developer selection for the Town of Madison's Island Ave School parcel. Discuss next steps in process to determine the future use of the Island Ave. School.
14. Appointments / Resignations:
15. Tax Abatements / Refunds.
16. Executive Session: a. Potential land purchase negotiations
17. Citizens comments.
18. Adjournment.

First Selectwoman Update

- Madison residents successful at getting vaccinated
 - First Dose administered: 27% of total population, 76% of age 65-74, and 97% of 75+ population
 - Senior Center continuing for each out to vulnerable residents
- Town holding weekly, appointment only, vaccination clinics on Thursdays at the Town Campus Gym when supplies available
 - State requiring priority for educators and childcare providers
 - Approx half of eligible public school employees already vaccinated with first dose
- Governor announced significant roll-back of restrictions starting March 19
 - Capacity restrictions lifted for restaurants, retail, libraries, gyms, etc.
 - Gathering sizes increased to 25 indoors/100 outdoors
 - Travel advisory modified from a requirement to a recommendation
 - Social distancing and mask wearing still required
- Town in process of updating policies for revisions and planning for expiration of public health emergency on April 20th

Island Avenue: Timeline Considerations

- OLM Prep Lease expires 7/22; no current renewal option
 - OLM desire for Fall 2021 lease/purchase decision to allow for long-term plan
 - OLM waiting for RFP process
- Charter requires sale of property by Town Meeting or Referendum
 - Referendum complicates decision-making timeline but most representative of community preference
- Town forecasting multiple referendum questions over next 12 months
 - School Renewal Plan, Island Avenue, Academy, Charter Revision
 - Any referendum question on November Ballot must be approved by 9/2/21
- Facilities Master Planning process will take minimum of 4 to 6 months, possibly longer
 - Town has large portfolio of ageing properties with multiple issues and options
 - Success/failure of School Renewal plan will drive different outcomes
 - Island previously earmarked/justified as funding source for School Plan
 - Building may require additional repairs/investment by Town beyond 2021
- Current real estate market creates attractive opportunities for sale
 - IAS considered one of the most “sellable” of Town properties due to its premier location and development opportunities
 - RFP informs us of potential opportunity costs associated with delay

Island Avenue: Potential Next Steps

	Option A Immediate RFP	Option B Parallel/Hybrid	Option C Master Plan
Options	<ul style="list-style-type: none"> Launch RFP Process Now 	<ul style="list-style-type: none"> Identify priority datapoints needed for decision-making Launch RFP process late Spring in parallel with Facilities Master Planning Process 	<ul style="list-style-type: none"> Incorporate building into Facilities Master Planning Process (6-12 months)
Timing	<ul style="list-style-type: none"> Target 11/2/21 Referendum, question needs to be approved by 9/02/21 	<ul style="list-style-type: none"> Target Definitive Sale Agreement by Fall 2021 Referendum question bundled with others in 2022 	<ul style="list-style-type: none"> Facilities Master Plan completed by end of 2021 Possible RFP late 2021 Possible need Lease Extension
Considerations	<ul style="list-style-type: none"> Follows IAS Committee Recommendations Delivers definitive decision for Town and OLM May align with School Renewal plan as potential offset Capitalizes on attractive real estate market Limits time for due diligence, public hearings, negotiations, other issues Does not address other potential uses 	<ul style="list-style-type: none"> Follows IAS Committee Recommendations Provides assessment of property marketability and opportunity cost of municipal use Identifies realistic options for Town and OLM by Fall 2021, well in advance of lease expiration Opportunity to explore alternative uses Allows time to resolve deed restrictions 	<ul style="list-style-type: none"> Adds another variable in Town property portfolio Risks losing existing tenant/bidder May miss attractive real estate market window Risks need for building repairs Aligns decision-making with other school properties (post-referendum) Opportunity to explore alternative uses Allows time to resolve deed restrictions