

SUBJECT TO APPROVAL

MEETING DATE: MONDAY, APRIL 8, 2019
8:30 A.M.

MEETING PLACE: TOWN CAMPUS ROOM A

BOARD OF SELECTMEN MEETING MINUTES

8:30 a.m. Regular Session

First Selectman Banisch called the Regular Session of Monday, April 8, 2019 to order at 8:30 a.m. Present were First Selectman Banisch, Selectwoman Ferris (via teleconference), Selectman Goldberg, Selectman Murphy and Selectman Wilson.

1. Pledge of Allegiance.
First Selectman Banisch led the Pledge of Allegiance.
2. Approval of Minutes.

MOVED by Selectman Wilson and seconded by Selectman Murphy to **APPROVE** the minutes of March 25, 2019.

VOTE: the motion was approved unanimously.

3. First Selectman's Comments.
 - a. This is the 35th Anniversary year of Green-Up, Clean-Up. The event will be held on April 27th this year.
4. Public Comment.

Fillmore McPherson of Evarts Lane complimented the Board on their foresight in this process. He stated that statistically significant polls are accurate and he felt that holding one referendum with bonding information was the correct way to proceed.

NEW BUSINESS

5. Discuss and take action to Proclaim April 27, 2019 Green Up, Clean Up Day.

Selectman Wilson read aloud the Proclamation.

MOVED by Selectman Wilson and seconded by Selectman Murphy to **APPROVE** Proclaiming April 27, 2019 Green Up, Clean Up Day.

VOTE: the motion was approved unanimously.

6. Discuss and take action to approve a Special Appropriation request from the Registrar's Office in the amount of **\$13,263.00**.

DISCUSSION: Lauren Rhines explained the request was to cover the cost of the May referendum as well as to make the current accounts whole (as some are in deficit). The Town normally budgets for two referendum events; in the Fiscal Year 2018-2019 the Town held a Primary which was in addition to the normally budgeted events. Additionally, Ms. Rhines stated that the Town saw a higher voter turnout in November and therefore the costs for the election were in excess of what was budgeted. First Selectman Banisch confirmed that the budget going forward was working toward eliminating this deficit should three events be necessary.

MOVED by Selectman Murphy and seconded by Selectman Wilson to **APPROVE** a Special Appropriation request from the Registrar's Office in the amount of **\$13,263.00**.

VOTE: the motion was approved unanimously.

7. The following line transfers are designated as routine and appropriate for approval as a single action by the Board of Selectmen, if so desired. A board member may request removal of any line transfer item from the consent agenda for review and discussion.

Motion: To approve Line Transfers totaling **\$1,067.15**.

MOVED by Selectman Wilson and seconded by Selectman Murphy to **APPROVE** Line Transfers totaling **\$1,067.15**.

VOTE: the motion was approved unanimously.

8. Discuss and take action to retain the services of Milano & Wanat, LLC as attorneys to represent the Town of Madison in assessment appeal cases that may be filed for the October 1, 2018 grand list.

MOVED by Selectman Murphy and seconded by Selectman Wilson to **APPROVE** retaining the services of Milano & Wanat, LLC as attorneys to represent the Town of Madison in assessment appeal cases that may be filed for the October 1, 2018 grand list.

VOTE: the motion was approved unanimously.

9. Discuss and take action to approve the resignation of Amanda Mitchell from the Planning and Zoning Commission.

MOVED by Selectman Murphy and seconded by Selectman Goldberg to **APPROVE** the resignation of Amanda Mitchell from the Planning and Zoning Commission with thanks from the Board.

VOTE: the motion was approved unanimously.

10. Discuss and take action to approve the appointment of Giselle Mcdowell to the Planning and Zoning Commission.

MOVED by Selectman Murphy and seconded by Selectman Goldberg to **APPROVE** the appointment of Giselle Mcdowell to the Planning and Zoning Commission.

VOTE: the motion was approved unanimously.

11. Receive update and recommendation from the Ad-Hoc Academy School Community Center Design Committee.

DISCUSSION: Committee Chair, Bill Stableford, introduced and thanked the Committee Members and the representatives from Colliers International, and QA&M Architects, Selectman Al Goldberg, and Executive Assistant / Risk Manager, Lauren Rhines.

The Committee has reached the following conclusions:

1. Academy School is feasible for conversion to a Community Center with flexible, multi-use, and dedicated activity spaces.
2. This concept could be achieved through a renovation with minimal structural changes estimated to cost under \$14M.
3. The design provided by Colliers International and QA+M Architects could address many of the unmet space needs not currently served by existing buildings and town entities.
4. The Academy School Community Center would enable Madison residents to access social, recreational, educational, and commercial programming here in town that they are currently accessing from facilities in other towns.
5. Given the proposed architectural concept, Academy School is well-sited for use as a community center.

Mr. Stableford provided an overview of the process that the Committee undertook. A more detailed process update and findings can be found on the Town website. He stated that Committee Member, Dick Passero had created a 3D model of the designed plan and it could be viewed in the hallway outside of Room A at Town Campus. He stated that the key phrases of the conceptual design were “flexible, multi-use activity spaces”. He added that although the Committee did not research other funding sources, it may be possible to fund the project through grants, tax credits and private philanthropy.

David Quisenberry from Colliers International provided an overview of the design concept that had been created for the future of the building. Felicia Smith, from Colliers International provided an overview of the estimated project costs as well. She noted that the ground breaking is estimated for 2021, however, project costs will increase for each year that the ground breaking is pushed back. Also, the operating costs for Janitorial and operational staffing were not available. This presentation is also included in the final report located on the website.

Mr. Stableford stated that in terms of operational staffing costs, the Beach & Rec Department has indicated that their offices could move to the building and oversee the programming. Also, fees from programs could help to offset the operational costs.

Selectman Murphy questioned where the new septic system would be located. Selectman Goldberg stated that the Committee worked efficiently to meet the timeline of the Charge set forth by the Board of Selectmen. Also, he stated that the outside consultants were a tremendous asset. He asked if each of the Committee members present would like to give a statement.

Roz Cama stated that as the Committee listened to the public, the Committee heard about shortfall of spaces in Town and the gap in opportunities for the middle-aged community present.

Dick Passero stated that he had been involved with the future of the project for a number of years. The process came to a cohesive point when the Architect provided the current drawings for the Community Center design. This is a space that Madison could possibly have, despite of the common misconceptions about the spaces available in Town.

Gus Horvath stated that the concept that the Committee has presented is for a Community gathering space that accommodates multiple generations of residents. The concept is flexible and can meet the needs for many different programs.

First Selectman Banisch thanked the Committee for their efforts and for meeting their Charge. He stated that he sincerely appreciated the efforts of the Committee. He added that the Board should have included on this Agenda an item to move the project to referendum.

MOVED by Selectman Wilson and seconded by Selectwoman Ferris to open the Agenda for Item 11a to Discuss and take action to add a Question on the May 14, 2019 Referendum to approve the Academy School Community Center Design plan and costs.

VOTE: the motion was approved unanimously.

- 11a. Discuss and take action to add a Question on the May 14, 2019 Referendum to approve the Academy School Community Center Design plan and costs.

Selectman Murphy stated that the Committee had noted in the beginning of their presentation that the process could move forward with this Committee providing Public Information Sessions to overview the Community Center Design Plan.

Selectman Murphy stated that as a Town, Madison should be considering the competition in neighboring Towns for programs and activities, in particular, the Guilford Community Center. With that said, he stated that he was concerned about the financial obligation of this project especially considering the Education projects in the pipeline. He stated that the Board should be consulting with the Board of Finance on the funding for this project. Selectman Murphy also added that the project contingency should be explained to determine if the contingency amount should be increased. David Quisenberry gave an overview of the thoughts and support for the current contingency figures and stated that as the design plans are fine-tuned, the contingency should decrease. Mr. Quisenberry stated that his firm has been involved in dozens of Community Center projects and there is always a give-and-take once the project begins. Selectman Murphy confirmed that the cost of \$14 million is accurate with a ground-breaking in 2021.

Selectman Wilson stated that when the Board began this process, the Board felt they knew what the community wanted and that original plan met with opposition from the public. This was the genesis of the public poll which was directly intended to determine what the community wanted for this space. This poll provided a clear indication of what the community thought would be the best use of this space and building; and now the Board is reviewing the best way to make this Community Center happen. The Board has moved forward in ways that have not been done before; a poll has not been done before

to determine the next steps of a project. A two-referendum plan is also something new. The Board has the onus of bringing forward a bonding question where the community and the Board are not surprised by the outcome. He stated that the Board needed to keep the process moving forward.

Gus Horvath stated that he was unsure what the specific question for the ballot in May 2019 would be. He questioned if the approval for a more detailed architectural design would be included in a first referendum question.

Roz Cama stated that the Committee has done their due diligence and the Board of Selectmen needs to articulate “why” the project should move forward; and if that is presented well to the public, then people will come out and vote for the Community Center.

Selectman Wilson stated that the Strategic Plan process has determined that community is an important pillar in the overall plan and mission of the Town.

Selectman Murphy asked First Selectman Banisch to illustrate the process going forward. First Selectman Banisch stated that the overall process to-date has included a great amount of public input; the referendum now allows every single voter to have a voice. He stated that the process has been governed and run by the people of the Town and a referendum now is a necessary culmination of this process.

Selectman Goldberg stated that as he reviews past precedents in the Town and in other Towns, the project should move to a binding bonding referendum at one time for the project. He questioned why the Board would not move this to a binding bonding referendum and that the Board does not need this “baby step” referendum. He stated that the Board needs to frame the issue and let the public decide; the project is ready for the public to decide.

Selectwoman Ferris stated that she didn’t disagree with Selectman Goldberg, however, the concern that has been voiced by the Board as well as the Board of Finance, that the School Facilities Committee will be bringing forward proposals for Town approval. She stated that the Board could move forward with this interim referendum to keep the project moving forward versus delaying the process.

Selectman Wilson stated that he agreed and that the interim referendum would also be “binding”. Selectman Goldberg stated that the interim referendum, if it passes, would still bring forward a second referendum that could fail.

Selectman Wilson stated that a bonding question would need to also demonstrate the planning horizon for other projects in the Capital Improvement Program. Selectman Wilson questioned if the Town had brought past items to an interim referendum, could the outcome have been different (e.g. the High School, Salt Meadow Park).

Selectman Murphy stated that the poll confirmed what the public wants and he felt that the interim referendum was asking the question the public already answered.

Selectman Wilson stated that to say that the poll provided enough information to make an informed decision, then certainly the Board has to say that the current information is enough for the public to make an informed decision.

The Board reviewed the opinions of Town Counsel and Bond Counsel on this matter; and Ms. Rhines stated that both attorneys have indicated that either way to move forward provided benefits for the Town.

Jude Friedman of the Board of Finance, stated that the BOF has made it clear that they unanimously do not want this project to move ahead of the Tri-Board School Facilities Study. The Tri-Board would review the future of Academy within their proposals and then all projects would move forward together. Again, the BOF Chair had confirmed that they were against any one project should get out ahead of other projects. The BOF does not think that a referendum question is needed in May 2019.

Selectman Goldberg stated that the question to resolve Wednesday would be to agree on a question to move forward to the voters. He stated that he was not ready to commit to a May referendum. He asked that the Board table the vote today and then discuss the item in its entirety on Wednesday.

The Board voted unanimously to approve tabling this item to future discussion and action at a Special Meeting on Wednesday, April 10th.

12. Tax Abatements / Refunds.

MOVED by Selectman Wilson and seconded by Selectman Goldberg to **APPROVE** tax abatements in the amount of **\$2,138.39**.

VOTE: the motion was approved unanimously.

13. Citizen Comments.

None.

14. Liaison Reports/Selectmen Comments.

None.

15. Adjournment.

There being no objections, First Selectman Banisch adjourned the meeting at 10:07 a.m.

Respectfully submitted,

Lauren Rhines
Executive Assistant