8:00 a.m. Regular Session

First Selectwoman Lyons called the Regular Session of Tuesday, June 14, 2022 to order at 8:04 a.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 – May 18, 2022 Special, May 23, 2022, May 25, 2022 Special, May 31, 2022 Special

MOVED by Selectman Wilson and seconded by Selectman Goldberg to approve Minutes of May 18, 2022 Special, May 23, 2022, May 25, 2022 Special, May 31, 2022 Special.

VOTE: this motion was approved unanimously for the minutes of May 23, 2022. The motion was approved with four votes in favor and one abstention from First Selectwoman Lyons for the Special Meeting Minutes of May 18, 2022, May 25, 2022 and May 31, 2022.

3. First Selectwoman’s Updates.

First Selectwoman Lyons stated that an EV Charging Stations plan and proposals will be coming back to the board. Also, she congratulated Erin Mannix for securing a $200,000 grant for a Brownfields Assessment Plan for the Academy Building.

4. Liaison Reports / Selectmen Comments.

Noreen Kokoruda    ARP Funding Committee
Bruce Wilson        EDC
Scott Murphy        Youth & Family Services Board
Al Goldberg         New Elementary School Building Committee
5. Citizen Comments.
   None.

6. Discuss regulatory options relating to short term rentals.

   Erin Mannix provided an overview of several options for the Town to consider, as follows:

   1. Allow by right in residential zones.
      This can be done by tracking business licenses. The process can include defining
      short term rentals; establishing a registration fee; and clarifying registration
      process including tax collection

   2. Conditionally permit short-term rentals (STR’s).
      This can be done through a permit process. A permit could be reviewed
      administratively through a staff level approval process subject to the application
      of certain review criteria and operating requirements via a registration form.

      This can include prohibition for all residential & accessory units; prohibition for
      secondary units only; or prohibit STR’s unless the owner is actively living on the
      property.

   Selectman Murphy asked if neighboring Towns employed similar policies / procedures
   and Erin Mannix stated that most do not. She has an example from Bozrah and also
   Hartford, but municipalities seem to be establishing varied policies to ensure some level
   of safety, noise control and parking/traffic control.

   Selectman Murphy also asked if the Town had asked the Police Department to analyze
   the types of calls received regarding short term rentals (eg. safety, noise, parking); and
   Erin Mannix stated that this type of differentiation was not established in the police logs.
   However, Captain Harkins did not specify short term rentals as being a cause of a high
   volume of complaints. However, Captain Harkins did not explain that the majority of
   wellness complaints received for all properties can be solved by an Officer visit to the
   property with no further action.

   Ms. Mannix stated that the second option to create a licensing program would be the most
   appropriate approach. Selectman Wilson stated that it might be better to segment the type
   of rentals available; there probably won’t be a universal policy that can apply to all types
   of short-term rentals. First Selectwoman Lyons stated that a first step may be to create a
   registration process for short-term rental properties to gather data for what types of
   rentals are being used in Madison. The Board also reviewed a potential fee or tax for
   properties purchased with sole use of short-term rental.
On a Motion from First Selectwoman Lyons and second from Selectman Wilson the Board unanimously approved opening the Agenda for Item 6a.

6a. Discuss and take action to approve a Special Appropriation request in an amount not to exceed $49,500 to purchase Emergency apparatus for the Madison Hose Company 1; pending Board of Finance approval.

MOVED by First Selectwoman Lyons and seconded by Selectwoman Murphy to a Special Appropriation request in an amount not to exceed $49,500 to purchase Emergency apparatus for the Madison Hose Company 1; pending Board of Finance approval.

VOTE: this motion was approved unanimously.

7. Presentation from Madison Hose Company 1 and the Emergency Management Department on proposed Fire House/EOC Expansion plan.

The presentation from Emergency Management Director Sam DeBurra is attached.

8. Presentation from Joe Comerford, Director of Estuary Transit District, regarding public transit opportunities for Madison.

The presentation from Joe Comerford, Director of Estuary Transit District is attached. The Board reviewed with Director Comerford that Madison is not an official member of the district. He stated that there would be an annual fee associated with Madison becoming a member of the Estuary Transit District, and for reference, that Clinton is assessed a fee of roughly $39,000. The Board reviewed that a follow-up conversation may be necessary before the Town determines entering into this membership. The Board also reviewed with Economic Development Director, Sheri Cote, that she would work with Mr. Comerford and present membership options to the Board at a future date.

9. Discuss and take action to approve the hiring of Catie Marino to the position of Assistant Assessor located within the Assessor’s Office. The position is non-union. Rate of pay is Grade 12, Step 1 - $32.64 per hour. The position is budgeted, not requiring an appropriation of funds. This position vacancy was created by a resignation.

MOVED by Selectman Goldberg and seconded by Selectwoman Kokoruda to approve the hiring of Catie Marino to the position of Assistant Assessor located within the Assessor’s Office. The position is non-union. Rate of pay is Grade 12, Step 1 - $32.64 per hour.

VOTE: this motion was approved unanimously (Selectman Murphy was not in attendance).
10. Discuss and take action to approve a Donation from Neighbor-2-Neighbor in the amount of $5,000 for camp scholarships; pending Board of Finance approval.

MOVED by Selectman Wilson and seconded by Selectwoman Kokoruda to approve a Donation from Neighbor-2-Neighbor in the amount of $5,000 for camp scholarships; with thanks from the Board.

VOTE: this motion was approved unanimously (Selectman Murphy was not in attendance).

11. Discuss and take action to approve routine Line Item Transfers totaling $89,728.60.

MOVED by Selectman Wilson and seconded by Selectman Goldberg to approve routine Line Item Transfers totaling $89,728.60.

VOTE: this motion was approved unanimously (Selectman Murphy was not in attendance).

12. Discuss and take action to approve changes to the 2021-2023 Board Liaison assignments.

MOVED by First Selectman Lyons and seconded by Selectwoman Kokoruda to approve changes to the 2021-2023 Board Liaison assignments.

VOTE: this motion was approved unanimously (Selectman Murphy was not in attendance).

13. Appointments / Resignations:

Resignation of Mark Steffen from the Economic Development Commission.

MOVED by Selectwoman Kokoruda and seconded by Selectman Wilson to approve the resignation of Mark Steffen from the Economic Development Commission with thanks from the Board.

VOTE: this motion was approved unanimously (Selectman Murphy was not in attendance).


MOVED by Selectman Wilson and seconded by Selectwoman Kokoruda to approve tax abatements / refunds in the amount of $1,726.08.

VOTE: this motion was approved unanimously.

15. Citizens comments.
None.

There being no objection the Board adjourned at 10:21 a.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.
Madison Hose Company #1

Building Expansion
Introduction

• Board of Directors
• Officers
  – Chief, Captain, 1\textsuperscript{st} Lieutenant, 2\textsuperscript{nd} Lieutenant
• Members
  – 35 active currently at 33
  – 10 exempt
• Building
Current Building

13,000 square feet
Building is owned by Madison Hose Company #1 INC
Purchased in 1955
Property next door purchased in 1980s
Currently 3 lots
• History
• Uses
• Buildings Next Door
• Upgrades to current building
  – Floors
  – Second Floor
  – Roof
  – Apparatus Doors
  – HVAC
  – Floor Drains
  – LED lighting
  – Exterior Paint
What We Need

• Apparatus space
• Male/Female Bathrooms
• Offices
• Kitchen
• Training Room
• Boat Storage
• Maintenance area
• Gear Storage
• Medical Supply Storage
• Room for the future
The Current Plan
Site Plan
How this meets our needs

• 1800 sq. feet of apparatus floor space
• Large multipurpose training room/EOC
• Offices
• Storage
• Male/female bathrooms and showers
• DRA Study
• Host Classes
• Work Stations
• Keeps future needs in mind
Cost

• Estimated cost of project
  – 3.5 Million

• Could be done in phases
  – First floor and shell of second
  – Majority of cost is in footings
How to pay for project

- Grants
- CDS Funds
- Government Loans
- Madison Hose Company money
- Town Money/CIP
- ARP Funds
Operating Budget

• Current Operating Budget 2022
  – 165,000

  – Adjusted Budget (Utilities just under 20,000)
    • Utilities- off set with solar
    • Supplies
    • Septic
Other options

• Move Fire Station
  – Property plus building
    • Cost-
• Complete renovation of current building
• Second Fire Station
  – Why current location is prime
Where do we go from here

• Questions?
Estuary Transit District
9 Town Transit
About Estuary Transit District

- Estuary Transit District is a quasi-municipal entity created under CGS Chapter 103(a) by the towns of Chester, Clinton, Deep River, Durham, Essex, Killingworth, Lyme, Middlefield, Middletown, Old Lyme, Old Saybrook and Westbrook.

- About 100,000 trips annually (pre-COVID)

Services

- Five Regional Bus Routes
- General Public Dial-A-Ride
- ADA Paratransit
- On-demand XtraMile
- Taxi Vouchers
- ParkConneCT

- Fares between $.85 - $3.50; **free through November**

- Operating costs are funded 65% state, 15% federal, 10% local & 10% fares
**XtraMile On-Demand Service**

- On-demand curb-to-curb transit service
- Trips are booked when you are ready to go by:
  - Smartphone App
  - Website
  - Phone call
  - Walk-up
- Hours:
  - Mon - Fri 6:00 AM - 8:00 PM
  - Saturday 7:30 AM - 6:00 PM
- Provides nearly 2,000 trips per month and growing
ParkConneCT

- Partnership with DEEP and DOT to improve access to state parks and mitigate congestion
- Runs Memorial Day weekend - Labor Day fare free
- Extends route 645 to Saturdays
- Extends Clinton Trolley to Hammonasset Beach Thursday through Sunday & holidays
- Provides Madison Shuttle from Hammonasset Beach to Madison weekends & holidays
Merger Update

- Middletown Transit District towns joined ETD in February
- Estuary and Middletown Transit District begin operation as one July 1, 2022
- Administrative offices are based out of Middletown with a garage on the shoreline
- Property purchased in Middletown for new maintenance facility
- Combined Dial-A-Ride serving 13 towns begins July 1, 2022, expanding the service area for residents of both districts
- Expanding XtraMile to Middletown in August 2022
Membership Benefits

- Ownership of district and seat on the board of directors
- Opportunities for capital and operating funding
  - ETD received 80% federal and 20% state funding for capital purchases
  - ETD is eligible to receive federal and state funds for operating funds
- Inclusion in transit planning
- Ability to join Dial-A-Ride service area
- Ability to add routes and/or on-demand services