



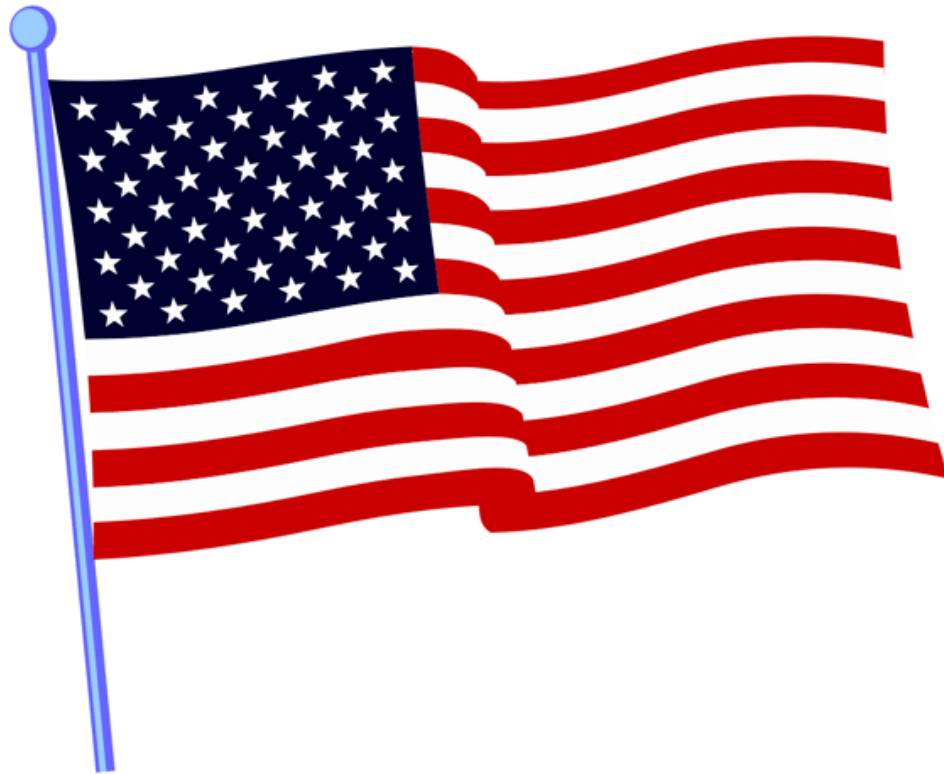
TOWN OF MADISON

CONNECTICUT

Regular Meeting – October 12, 2021

Board of Selectmen

Pledge of Allegiance



Agenda

1. Pledge of Allegiance.
2. Approval of Minutes
3. First Selectwoman's Updates.
4. Liaison Reports/Selectmen Comments.
5. Citizen comments
6. Discuss and take action to proclaim Wednesday, October 13, 2021 Domestic Violence Awareness Day.
7. Discuss and take action to approve a Proclamation honoring Robyn Wolcott, Madison's Woman of Excellence.
8. Update on Academy School Community Center Proposal.
9. Discuss and take action to approve the inclusion of the Environmental Planner position into the Town's Classified Plan.
10. Discuss and take action to approve awarding the bid for the Salt Meadow Park Pavilion project to the low bidder, Suchocki & Sons, Inc.
11. Discuss and take action to approve a request from Beach & Recreation to close out completed projects to the master CNRE account.
12. Update on Madison Dog Park.

Agenda (cont.)

13. Discuss and take action to reallocate funding from the CNRE Salt Meadow Kayak Launch fund and the CNRE Salt Meadow Fencing fund to the Salt Meadow Dog Park fund.
14. Discuss and take action to approve a request from Madison Hose Co. 1 regarding new R2 Madison Fire Boat.
15. Discuss and take action to approve a Special Appropriation request from Madison Hose Co. 1 Apparatus/Truck Replacement Fund in the amount of \$102,000 to fund the new R2 Madison Fire Boat.
16. Discuss and take action to approve calling a Special Town Meeting to approve a Special Appropriation request from Madison Hose Co. 1 in the amount of \$102,000 to fund the new R2 Madison Fire Boat.
17. Discuss potential Town Noise Ordinance.
18. Appointments / Resignations.
19. Tax Abatements / Refunds.
20. Citizens comments.
21. Adjournment.

Academy Community Center...a Transformational Opportunity for Downtown Madison!

Academy Today



Academy Tomorrow!



Academy Community Center... 17 Years of Proposals, Committees, and Delays!

- **Vacated in 2004 by Board of Education, turned over to Town in 2011. Many proposals, committees & studies:**
 - Multiple conditions assessment studies from 2004-2020
 - Ad Hoc Academy Investigation Committee (2012)
 - Ad Hoc Academy Architectural Services Contract Negotiation Committee regarding Shorelines Arts Alliance Proposal (2016)
 - Academy Guidance Committee (2018)
 - Academy Community Center Design Committee/ACCDC (2019)
- **Origins of Current Community Center Proposal:**
 - Academy Guidance Committee in 2018 tasked to examine private/public options and select feasible options to bring to public poll
 - GreatBlue Research Poll conducted November 2018. Concludes majority public support for Town's continued ownership of Academy School, restoration of building as a community center, and strong opposition to sale/ development of surrounding ballfields/parkland.
- **ACCDC charged in 2019 to develop community center design proposal. Final report issued April 2019, final recommendation to BOS in July 2019**

Actions Taken Since 2019

- **January 2020:**
 - Academy Community Center Proposal adopted into Town's Capital Improvement Plan and targeted for bonding
- **February 2020:**
 - BOS adopts timeline for an October 2020 referendum for Madison School Renewal Plan and the Academy Community Center Proposal
- **April 2020:**
 - BOS rescinds proposed Referendum timeline for Academy and Madison School Renewal Plan due to COVID uncertainty
- **August 2020:**
 - BOS appoints DRA to complete Town Wide Facilities Audit and Conditions Assessment Study, including Academy School building
- **February 2021:**
 - DRA Final Report identifies space needs for town departments
- **July 2021:**
 - First Selectwoman identifies next steps to BOS to prepare Academy Community Center Proposal for referendum

Next Steps: Completed

- **Created Academy Working Group:**

 - Peggy Lyons - First Selectwoman

 - Al Goldberg - Selectmen liaison to ACCDC

 - Bill Stableford - Chair of ACCDC

 - Marc Sklenka - Colliers International, consultant to ACCDC

 - Bill McMinn - Director of Town Facilities

 - Austin Hall - Director of Beach & Recreation

 - Scott Cochran - Director of MYFS

- **Updated Project Cost Estimates:**

 - Renovation Cost increased from **\$14M (2019) to \$15M (2022)**

 - Primarily driven by construction cost escalations

 - Reflects changes to space utilization, conversion to office use

Next Steps: Completed

- **Refined municipal space needs based on DRA Final Report:**
 - Identified MYFS as primary candidate in need of improved office/programming space
 - Space needs align with 2017 consultation on MYFS facility needs and 2020 consultant study on MYFS service offerings
 - Avoids estimate \$2M + in renovation costs to modify MYFS current building
 - Beach & Recreation identified as relocation candidate to free up critical space in Town Campus for other departmental needs highlighted in DRA Report
- **Conducted community space assessment:**
 - Surveyed publicly available community space in Madison
 - Assessed quality and usage of space
 - Preliminary conclusion that community space in Town is used heavily and of good quality, but lack some amenities

Next Steps: In Process

- **Refining municipal space/programming needs:**
 - B&R Commission launched town wide survey of community programming assessment and wants/needs
 - Survey will assist in identifying gaps in town offerings and potential new opportunities for adults/seniors and youth at community center
 - Working Group to meet with community groups to refine space needs/wants
- **Identifying personnel/building management requirements:**
 - Updating previous estimates for staffing, utilities and other operational costs
- **Determining future use of vacated MYFS building:**
 - Reviewing potential options
 - Need to establish permanent Facilities Committee to make recommendation
- **Finalizing impact of bonding on tax-payers and identifying other funding sources**

Feb. 15, 2022 Referendum Timeline **DRAFT**

November 8, 2021 – BOS to review final project proposal from Academy Working Group

November 17, 2021 - Board of Finance to review final project proposal from Academy Working Group

November 22, 2021 - BOS

- i. Recommend Appropriation & Bonding
- ii. Refer to P&Z for 8-24 report

December 2, 2021 – P&Z CGS 8-24 approval

December 15, 2021 – BOF to:

- i. Approve Appropriation
- ii. Recommend borrowing to town meeting

January 10, 2022 - BOS

- i. Recommend Appropriation & Bonding
- ii. Approve Bond Resolution for Special Town Meeting
- iii. Set date of Special Town Meeting and date of referendum
- iv. Authorize explanatory text
Silent Period begins for advocacy related to referendum question
- v. Authorization of three local resolutions

January 12, 2022 - publish notice of Special Town Meeting and Referendum

February 1, 2022 - Special Town Meeting

February 15, 2022 - Referendum held

March 2022 – Building Committee established by BOS

Why a Community Center?

- **Preserves** a treasured, landmark facility and surrounding green space
- **Repurposes** a vacant, derelict building in the heart of our town, while securing it for public use
- **Provides** needed space for high quality arts, education, recreation, and cultural events
- **Offers** public access to 125-seat theater and large gymnasium for indoor concerts, meetings, events
- **Solves** space needs for some town departments while also avoiding future costs
- **Establishes** a cultural corridor along our Main Street - bookended by Scranton Memorial Library and Academy Community Center
- **Generates** economic benefits due to increased downtown vibrancy
- **Develops** a downtown hub for community programs, physically and symbolically connecting the Town green to downtown
- **Creates** a cornerstone for an historic campus linking Academy, Deacon John Graves House, Lee Academy, and Memorial Town Hall
- **Supported** by majority of residents in November 2018 professional poll

Who Benefits from a Community Center?

- **Madison Adults/Seniors**

- Arts, education, and cultural opportunities in the heart of town
- Expanded recreation activities for “active” seniors
- Commercial kitchen for classes and events
- Event space for celebrations, gatherings, civic organizations

- **Madison Youth**

- Art, theater, music, crafts, STEM classes, all in the heart of town
- Dedicated year-round Youth Center that dovetails with MYFS mission
- More gym space for recreation leagues
- Local theater for children’s theater groups
- After school activities with bus service from Greenhill Campus to downtown

- **Madison Businesses**

- Increased visitor traffic year-round due to classes, events, cultural activity
- Access to indoor event space for expos, conventions, chamber activities

Academy Community Center...Let the People of Madison Decide on It's Future!

Academy Today



Academy Tomorrow!

