

TOWN OF MADISON

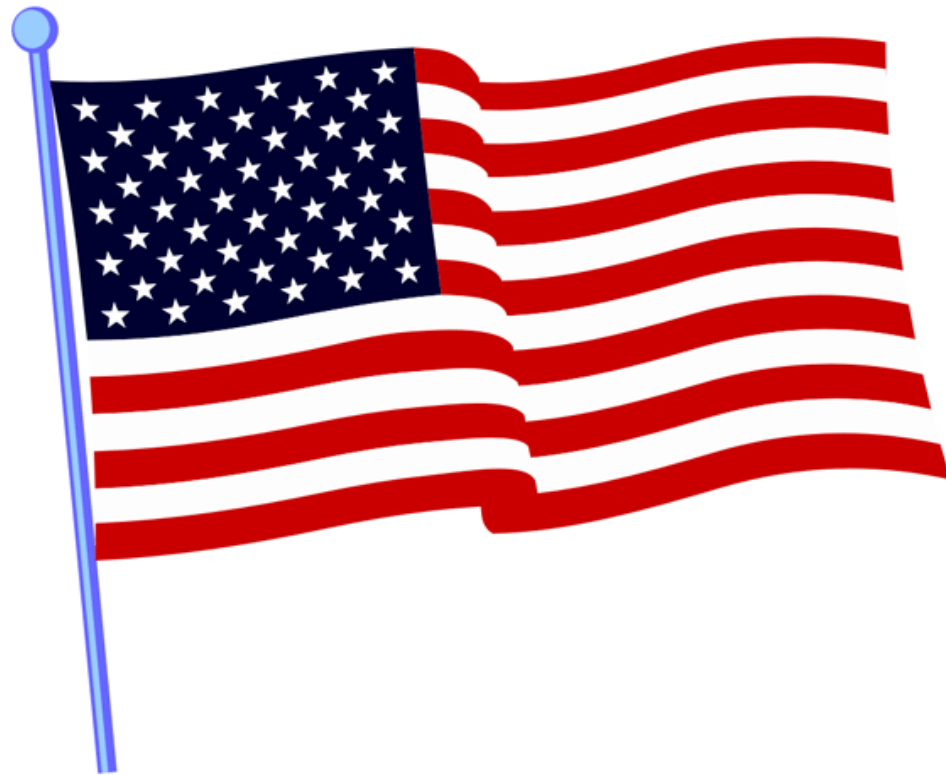
CONNECTICUT

Regular Meeting – November 22*, 2021

Board of Selectmen

*** Date corrected to reflect
actual meeting date**

Pledge of Allegiance



Agenda

1. Pledge of Allegiance.
2. Approval of minutes: November 8, 2021
3. First Selectwoman's Updates.
4. Liaison Reports/Selectmen Comments.
5. Citizen comments
6. Discuss and take action to recommend an appropriation for bonding for the Madison School Renewal Plan
7. Discuss and take action to recommend a special appropriation for the purchase of the Janssen Property
8. Discuss and take action to approve calling a Special Town Meeting on Dec. 20, 2021
9. Discuss and take action to recommend an appropriation for bonding for the Academy Community Center Proposal
10. Review total budget / tax impact of joint referenda.
11. Discuss and take action to approve awarding the contract for the Bauer Park Walkway to the low bidder Schumack Construction.
12. Discuss and take action to approve a resolution regarding an Emergency Management

Agenda

13. Discuss and take action to approve awarding the contract for the Replacement of Bridge No. 04852 and No. 075002 – County Road Over the Hammonasset River – State Project No. 75-135 to TradeMark, LLC. Funding is in CIP.
14. Discuss and take action to approve the Budget Workshop Schedule
15. Discuss and take action to approve the 2022 Meeting Schedule
16. Discuss and take action to approve the 2022 Town Holiday Schedule
17. Discuss and take action to approve the 2021-2023 Board of Selectmen Liaison Assignments
18. Appointments/Resignations
19. Tax Abatements / Refunds
20. Citizens comments
21. Adjournment

First Selectwoman Update

- Town experiencing slight uptick in COVID cases
 - Governor and CDC now recommending booster shots for aged 18+ who have been vaccinated over 6 months
 - BOE/Town partnering with Griffin Health for pediatric vaccinations clinics
- Status of Island Avenue Sale
 - OLM Board/Town in active negotiations on Purchase & Sale Agreement
 - Property heirs notified of bona fide offer
 - BOS approval of P&S Agreement expected late December
- Status of Downtown Center Project
 - 690 & 710 Boston Post Rd., & 121 Samson Rock Drive: Easement signed. RFP started to remove utility poles on southside of street. Construction anticipated late spring/summer.
 - 725 Boston Post Rd. : Easement signed.
 - 703-709 Boston Post Rd.: Easement map agreed. Eversource/property owner finalizing other legal issue.

First Selectwoman Update (cont.)

- Status of new committees/commissions:
 - Ad Hoc ARPA Committee: Applications received. Appointments to be finalized by BOS in December.
 - Ad Hoc Marijuana Advisory: Applications received. Appointments to be finalized by BOS in December.
 - Ethics Commission: Application process to be launched in December. Appointments by BOS targeted for January 2022.
- Other potential ordinance discussions
 - Flood Plain Ordinance: Potential revisions under review based on public, legal and staff input. New proposal targeted for January 2022
 - Noise Ordinance: Staff follow up on BOS and public feedback. Targeting staff recommendation late Dec/early Jan for BOS discussion.
 - Short-term Rental Ban: P&Z attending Dec. 7th BOS meeting to discuss establishment of ad hoc committee to review issue
- Senior Staff resignation

Summary Referenda Timeline

DRAFT

TODAY: BOS to:

- i. Recommend Appropriation & Bonding for MSRP & Academy Projects
- ii. Recommend Special Appropriation for purchase of Janssen Property
- iii. Refer to P&Z for 8-24 report

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

December 6, 2021 – BOF Special Mtg to:

- i. Recommend Special Appropriation for purchase of Janssen property

December 7, 2021 – BOS to review status of Island Avenue P&S agreement

December 15, 2021 – BOF to:

- i. Recommend Appropriation and Bonding for MSRP & Academy

December 20, 2021 –

- i. Special Town Meeting to approve Special Appropriation for purchase of Janssen property (contingent on successful referendum)
- ii. BOS Regular Mtg to approve Island Avenue P&S Agreement

January 11, 2022 – BOS to:

- i. Approve Bond Resolution for Special Town Meeting
- ii. Set date of Special Town Meeting and date of referendum
 - i. Authorize explanatory text
 - ii. BOS Review/Resolution for sale of Island Ave

Silent Period begins for advocacy related to referenda question.

January 14, 2022 - publish notice of Special Town Meeting and Referendum

February 1, 2022 - Special Town Meeting

February 15, 2022 - Referendum held

March - June 2022 – Building Committees established

June 30, 2022 – Submit school construction grant application.

Academy Project Budget

TOWN OF MADISON, CT

Academy School Options- Renovation

Total Project Budget

11/18/21

	A	B
	Renovation	Renovation
	11/18/2021	10/17/2018
<i>\$(000) except \$/GSF</i>		
Heavy Renovation GSF	10,000	10,000
Light Renovation GSF	39,437	43,437
LL Core & Shell Only GSF	4,000	
Total GSF	53,437	53,437
Heavy Renovation \$/GSF - Current	\$ 400.00	\$ 400.00
Light Renovation \$/GSF - Current	\$ 105.00	\$ 105.00
LL Core & Shell Only \$/GSF-Current	\$ 100.00	
I. Building Construction		
A. Heavy Renovations	\$ 4,000.0	\$ 4,000.0
B. Light Renovations Renovations	\$ 4,140.9	\$ 4,560.9
C. LL Core & Shell Renovations	\$ 400.0	
Total Building Construction	8,540.9	8,560.9
II. Related Construction		
Total Related Construction	2,033.1	1,285.0
SubTotal Construction - Current	\$ 10,574.0	\$ 9,845.9
III. Escalation (2023 Construction)	1,796.1	804.0
Total Construction - Escalated	\$ 12,370.1	\$ 10,656.5
IV. Furniture, Fixtures & Equipment (FF&E)		
Total FF & E	700.0	650.0
V. Fees and Expenses		
A. Fees		
Sub-total Fees	1,216.6	1,119.7
B. Expenses		
Sub-total Expenses	896.7	832.2
Total Fees and Expenses	2,113.3	1,951.9
VI. Contingency		
A. Construction	358.7	319.7
B. Owner's Project	455.5	397.8
Total Contingency	814.2	717.5
Total Project	\$ 15,997.6	\$ 13,975.9

Assumes:

- Successful Referendum in 2022
- Construction Start 2023
- Occupancy 2024

Includes:

- Geothermal System

Estimate provided by Colliers

Impact of New Bonding

DRAFT*
(Footnote updated
11/23)

Estimated Annual Tax per \$100K Assessed Value

- Bonds expected to be issued in alignment with project construction timetables
- Bond amounts not adjusted for other anticipated funding sources
 - BOE estimating ~\$9.8M in state reimbursement for new construction
 - Academy will likely qualify for federal/state grants
- “Estimated Annual Tax” DOES NOT represent expected total tax mill rate changes. The Town’s annual tax mill rate is driven by many factors, including forecasted budgets, capital planning, grand list growth, other revenue changes, excess fund balance, and existing debt repayments

Years	Academy \$15.9M *	MSRP \$89.2M *	Combined \$105.1M
1-5	\$34	\$96	\$130
6-10	\$37	\$202	\$239
11-15	\$31	\$189	\$220
16-20	\$26	\$180	\$206
21-24	\$16	\$83	\$99
Average Annual Cost Over Bond Life**	\$28 **	\$153 **	\$181***
Peak Year	\$44 (FY 25/26)	\$206 (FY 29/30)	N/A

*Maximum bonding amounts. Academy assumes inclusion of Geothermal System. Madison School Renewal Plan (MSRP) Tax assumes state reimbursement and Janssen property acquisition funded through Special Appropriation from Undesignated Fund Balance.

**Financing costs over life of bonds. Average based on 22 years for Academy, 24 years for MSRP.

***Sum of project averages.