

TOWN OF MADISON, CT

REFERENDUM

TUESDAY, FEBRUARY 15, 2022

NOTE: VOTING WILL TAKE PLACE AT ALL POLLING LOCATIONS

6:00 A.M. to 8:00 P.M.

VOTE QUESTION NO. 2

"SHALL THE TOWN OF MADISON APPROPRIATE \$89,200,000 FOR COSTS RELATED TO THE CONSTRUCTION OF A NEW PRE-KINDERGARTEN-GRADE 5 SCHOOL ON MUNGERTOWN ROAD, RENOVATIONS AND IMPROVEMENTS FOR THE CONVERSION OF BROWN INTERMEDIATE SCHOOL INTO A KINDERGARTEN-GRADE 5 SCHOOL AND IMPROVEMENTS AND UPGRADES TO POLSON MIDDLE SCHOOL AND AUTHORIZE THE ISSUANCE OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$89,200,000 TO FINANCE THE APPROPRIATION, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS TO BE RECEIVED FOR THE PROJECTS?"

YES

NO"

Voters approving said Resolution will vote "Yes" and those opposing said Resolution will vote "No".

Project Background and Development

On September 26, 2017, the proposal to build a new Ryerson Elementary School and renovate as new Jeffrey Elementary School failed at referendum.

In October 2017, the Board of Education (BOE) voted unanimously to close Island Avenue School at the end of the 2018-2019 school year.

At that time, the Board hired a consultant to develop a multi-year plan to study and review maintenance needs at Polson Middle School, Ryerson Elementary School and Jeffrey Elementary School.

In June 2018, the BOE voted unanimously to adopt a 10-Year \$100,000,000 Maintenance Plan (the "Plan") to maintain the District schools. The Plan included maintenance projects for all six school buildings which would occur over a period of 10 plus years. The Plan did not include the construction of any new schools or the substantial reconfiguration of any existing school buildings.

In July 2018, members of the Town's BOE, Board of Selectmen, and Board of Finance formed the "Tri Board School Facilities Working Group" to review the BOE's existing facilities and consider alternatives to the \$100 Million maintenance plan. The group held public meetings, public forums and met with various

town organizations over a period of months. The group ultimately considered more than 50 options and in April 2019, the group recommended a 4-school model for the BOE.

In fall 2019, the BOE voted unanimously to adopt a 4-school model that includes:

- New construction of a PreK-5 elementary school on the Green Hill Campus
- Improvements to Brown Intermediate School to transition to a K-5 school
- Maintaining Polson Middle School as grades 6-8 and Daniel Hand High School as grades 9-12
- Renovations at Polson Middle School would include new Air Quality Systems/HVAC improvements, renovation of the auditorium, and various security upgrades.

The 4-school plan would result in the closure of both existing K-3 elementary school buildings as well as the Town Campus Learning Center Preschool (TCLC).

Project Scope

The plan before the voters has three construction components as described below.

- **Construct a new PreK-5:** The new building will house grades Pre-K- 5 for students and families in the southern half of town. The school facility will meet current space, security, and indoor air quality standards. The building will be approximately 82,000 square feet and be able to hold roughly 600 students. The PreK-5 building will be constructed on a parcel of land accessed by Mungertown Road. The purchase of the land is contingent upon a successful referendum.
- **Convert Brown to a K-5 School:** Renovations at Brown Intermediate School will take place over several summers and the plan is to have both the renovation to Brown Elementary School and Green Hill Road Elementary School finished in May 2025. Renovations include changing the entrance to the building, converting spaces into a kindergarten wing complete with classrooms and private restrooms, renovated spaces for grades 1-5 complete with new windows, and general renovations/improvements to bathrooms, corridors, the outdoor courtyard and parking lot. In addition, the renovation will include security upgrades.
- **Renovate Polson Middle School:** Renovations at Polson Middle School will include HVAC replacement and installation for the entire building, replacement of the building's electrical system, security upgrades, and auditorium updates. The auditorium updates include new seating, lighting, carpeting, and a new sound system.

Project Budget/Cost to Taxpayer

Of the total cost for the proposed project, it is expected that an estimated \$10,000,000 will be reimbursed by the State of Connecticut. Accordingly, the net cost to the Town of Madison for the three bonded projects described above is estimated to be approximately \$79,200,000.

Project Bonding Cost Impact

	Taxes
Years 1-5, average annual tax, for each \$100k assessed	\$96
Years 6-10, average annual tax, for each \$100k assessed	\$202
Years 11-15, average annual tax, for each \$100k assessed	\$189
Years 16-20, average annual tax, for each \$100k assessed	\$180
Years 21-24, average annual tax, for each \$100k assessed	\$83

Average annual bonding cost over 24 years per \$100K: \$153.

The preparation, printing and dissemination of this concise explanatory text was authorized by the Board of Selectmen at a meeting held on Tuesday, January 11, 2022. The explanatory text was prepared by the Town Clerk pursuant to Sec. 9-369b(a) of the Connecticut General Statutes and is intended to not advocate either the approval or disapproval of the referendum question.