

Held

August 12, 2025, 2025, at 6:30 P.M.

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Chairman Sill called the August 12, 2025, Trustees' Workshop Meeting to order at 6:30 P.M. and welcomed everyone to the meeting being held in the Trustees' Meeting Room at the Madison Township Administration Building.

Mr. Sill called for a roll call: Mr. Wayman, Mr. Anderson, Mr. Sill, Ms. Hamercheck, Chief Hager, Mr. Brown, and Mr. Pasqualone were in attendance.

TRUSTEES:

Mr. Sill stated Mr. Brint Learned of the Rabbit Run Community Arts Association will give a presentation regarding a capital improvement master plan for Rabbit Run Theater.

Mr. Learned thanked the Trustees for letting him speak during the Workshop Meeting tonight to update them regarding the long-term plans for Rabbit Run Theater. Mr. Learned said a plan for improvements began in 2015. Through fund raising, they have accomplished many Americans with Disabilities Act (ADA) projects. They then wanted to work on a master long-term plan which has been revised recently to make it more realistic. They needed to decide financially what they can do and what they cannot accomplish. The plan includes two phases. Phase 1 is focused primarily on the public facing portion and what they would like to do. Phase 2 is a larger project which would impact the stage, back of the stage, and supporting areas. Phase 1 is very approachable with help from State funds. Last year, they worked on behind the scenes projects. Mr. Learned stated for the next two (2) years, fund raising will be held. The total expense for this plan is 2.6 million dollars (\$2,600,000.00), which is approachable. Rabbit Run Theater needs to know if the Township will support this plan regarding zoning issues and property line issues.

Mr. Sill said he and Mr. Anderson had reviewed the designs. Mr. Wayman said he would take a look at them now. Mr. Learned explained some of the features of the designs including both phase 1 and phase 2 projects. Mr. Learned stated the wineries have boosted tourism in this area to a great extent, therefore Madison is experiencing more visitors. Rabbit Run would like to keep the historical aspect and natural scenic beauty of the property up to a standard that people would expect to see here.

Mr. Anderson stated the community benefits from having Rabbit Run here, and thanked Mr. Learned for serving the community. Mr. Wayman said it is a big step for Rabbit Run Theater, and he is very supportive. Mr. Anderson agreed. Mr. Sill said it is a huge upgrade, but it is necessary. Mr. Learned asked if there were any questions. Mr. Brown asked who is assisting Rabbit Run and what is their background with this plan. Mr. Learned stated Mr. Mark Holden who is now retired from CT Consultants, Inc. is a big anchor for Rabbit Run with a wealth of knowledge. They also have both a Committee for the Capital Campaign and a Capital Projects Committee with people who have a strong background in facilities.

Mr. Brown suggested getting a Resolution ready in support of Rabbit Run's temporary plans once a set of plans is given to the Township. Mr. Learned said that would be a good idea. Mr. Brown stated it should also be noted that no tax payer's money is going into this plan. Mr. Learned thanked the Board for hearing about the long-term plans for Rabbit Run Theater.

ADMINISTRATOR:

Mr. Brown, Administrator, stated he would present his updates on projects during the Regular Meeting.

POLICE DEPARTMENT:

Chief Hager stated he had nothing for tonight's meeting.

LEGAL:

Solicitor, Mr. Pasqualone, stated the good news is that he has not heard anything on public records requests lately.

SERVICE DEPARTMENT:

Mr. Brown stated Mr. Cook is at a fundraising event but should be here for the Regular Meeting.

FISCAL OFFICER:

Ms. Hamercheck, Fiscal Officer, stated she had nothing for the Workshop Meeting.

ZONING:

Zoning Inspector, Mr. Ungers, stated he had nothing at this time.

RECORD OF PROCEEDINGS
MADISON TOWNSHIP BOARD OF TRUSTEES' WORKSHOP

Minutes of

Meeting


GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

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Mr. Anderson presented a motion to adjourn the Meeting, seconded by Mr. Wayman. Roll
Call: Mr. Anderson: Yes Mr. Wayman: Yes Mr. Sill: Yes

Chairman Sill adjourned the Trustees' Workshop Meeting at 6:48 P.M.


Thomas M. Sill, Chairman


Sarah Hamercheck, Fiscal officer