

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting,
The time, place and purpose of which are as follows:

**MINUTES
BOARD OF SELECTMEN
OLD POINT AVENUE FACILITY, 108 OLD POINT AVENUE, MADISON
Monday, March 9, 2015
6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present were Albert Veneziano, Jack Ducharme, Cyp Johnson, Paul Fortin and Mike Edgerly.
- C. Consent Agenda.
 - 1. Warrants dated: #27 (2/13/15 - \$70.00), #28 (2/23/15 – \$529,121.95), #29 (02/23/15 - \$4,727.75). Payroll Registers dated: Week #9 (2/26/15 - \$19,330.34). Selectman Fortin made a motion to approve the warrants and payroll registers. Selectman Edgerly seconded. Motion carried.
 - 2. Discuss Liquor License application of Lakewood Golf Course. Selectman Ducharme made a motion to approve the license. Selectman Johnson seconded. Motion carried.
- D. Discuss meeting minutes of February 23, 2015. Selectman Fortin made a motion to accept the minutes. Selectman Ducharme seconded. Motion carried.
- E. Old business (Selectmen’s Concerns from immediately preceding meeting). Selectmen Edgerly, Fortin and Johnson had none. Selectman Ducharme inquired on the how to proceed with assessing services. Selectman Fortin made a motion to put out a request for proposals for assessing services. Selectman Ducharme seconded. The Board asked for the proposal for the next meeting. Town Manager to email a draft to Board members. Motion carried. Selectman Veneziano had none.
- F. Items of Communication.
 - 1. United Way has donated \$500.00 to the Town for assistance with fuel oil.
 - 2. Som-R-Set Snow Riders raised money this year and gave the Town \$145 to help with fuel assistance.
 - 3. Public hearing for the DOT proposed flashing light project at Russell Road and Blackwell Hill Road has been moved to Tuesday, March 31 here at Old Point Avenue.at 6 p.m.
 - 4. Nomination papers are available this month for anyone seeking public office.
 - 5. MMA is putting together a workshop for Boards of Assessing on Tuesday, May 12th from 4 – 7 pm.
 - 6. Schedule for budget meetings with Advisory Board was approved including serving a light meal.
 - 7. Checkbook balance is \$1,167,000. Balance in TIF is just under \$540,000.
 - 8. A resident of the Town asked if the Town or Selectmen would be writing a letter to the Board of Assessors outlining the transition (tax rate set after Town Meeting but much of the assessing work occurs over the next couple of months). The Board asked the Town Manager to check with MMA for a recommendation.
 - 9. Legislation update – Town Manager attended a public hearing on legislation currently before the Legislature with several local officials (Jack Ducharme, Todd LeRoy, John Krasnavage, Bill VanTuinen, Christine Almand, Russ Dreschel). Town Manager Curtis wanted to publicly thank Bill VanTuinen for the work he did pulling that together. He met with the Towns of Skowhegan, East Millinocket, Jay, Rumford, Baileyville and Bucksport at MMA to have a work session. Our legislation is emergency legislation that would go into effect as soon as the Governor would sign it which means it would be effective for this fiscal year. We’re asking that the State reset our valuation to reflect the loss in valuation from Madison Paper for this year as well as use that as year 1 for the rolling average for the

school funding. If that happens, that will mean State funding of about \$1.2 million to the Town for this year.

10. Joint meeting with the school board – Town Manager talked to Todd LeRoy and they are discussing the possibility and the plans for a joint meeting at their meeting on the 16th. We'll know more after that.

G. New Business.

1. Discuss Quitclaim Deeds. We're making some progress on tax acquired property. We have four deeds: the first two are for pieces of property on Lakewood Road owned by the same family – Christopher and Doreen Derosa, map 31 lots 7 and 8. Selectman Ducharme made a motion to approve. Selectman Fortin seconded. Motion carried. The third deed is property owned by Jeanie Hachey, map 13, lot 27. Selectman Fortin made a motion to approve. Selectman Ducharme seconded. Motion carried. The fourth deed is property owned by Lucille Stevens Trust, map 41, lot 18. Selectman Fortin made a motion to approve. Selectman Ducharme seconded. Motion carried. Property on Clifton St was briefly discussed - family dispute over whom to deed property too. Town Manager does not recommend deeding it back to another family member. Board agreed. 19 Naomi Avenue – under the name of McMullen (account 1753) became tax acquired on January 25th. This is the property that we've had a code enforcement issue with. To date, property has not been cleaned up. The Board agreed not to quitclaim deed it back to the previous owner. The Board wants to see the property cleaned up. The building next to it should be condemned too – foundation is collapsing – have Code Enforcement look into it.
2. Transfer Station update. Town Manager reached out to members of the Madison Business Gateway Committee and a couple of them were present tonight. Town Manager wanted to touch upon two things: 1) Town Manager pointed the Board to an example of our permit application for a commercial hauler. Town Manager recommends that we add to the application a requirement that a commercial hauler provide us a current list of all of their businesses and residential customers in Madison. Board was in agreement. Selectman Fortin asked if we could obtain that information for this year. Town Manager will reach out to them. Selectman Ducharme asked if we should increase the fee to commercial haulers. Selectman Fortin asked that the list be kept current – updated quarterly. Finance officer to track the tonnage and report any changes up or down; 2) We have 5-year contract pending with Waste Management – the Town hasn't accepted it. Town Manager reached out to Waste Management. They would offer the lower rate for a 3-year contract. The cost savings at the lower rate in year one would be \$25,000. Town Manager to email the Board the cost savings in years two and three. If we don't accept the three year contract, do we have to sign a yearly contract or can we go month to month. Town Manager to find out. Selectmen Fortin said if we're going to move forward with the transfer station, at what point in time would we have to develop numbers for next year's budget and is it possible to get DEP approval on a different site in time enough to move forward by July 1st.

Town Manager reviewed a packet of information – history and money involved in the Business Gateway – Federal funds were used to develop the park which requires us to use funds for economic development or we will have to repay in whole or part the grant (loan). The Town has not spent any money in marketing the Business Gateway since 2009. MOU with Madison Electric and Selectmen – Madison Electric installed the street lights, payment to be made as lots sell (the price per acre that would need to be reimbursed to Madison Electric is \$2,305.12). Pictures: 1) aerial shot of the Business Park and an aerial shot of the Solon Transfer Station to give the Board an idea on the scope of the project – we would need at least one building with at least 4 to 5 roll off containers. Covenants were put together 10 years ago and may need to be revisited. Current covenants prohibit a recycling facility unless approved by MEW and Selectmen. It was suggested that the Town Manager meet with MEW's Board to determine if they would support this project. Getting DEP to review the site was also suggested.

Solid Waste budget - the struggle is the formula charged for back gate users and the accuracy of tonnage coming from Madison through the front gate. Town Manager Curtis suggested a step in the

opposite direction, close the back gate and invest in hiring the manpower and equipment to do municipal pickup of all garbage throughout the Town.

3. Discuss preview warrant. Approving a preview warrant is necessary because 1) the Bureau of Motor Vehicles reminded us again that they require payment every week and 2) it could be to our advantage to pay some of our bills electronically e.g. Waste Management – paying online would save us \$5 per billing or roughly \$50 per month. Town Manager and Finance Officer recommend reviewing preview warrants weekly with the payroll warrant. The Board would still see these payments on our regular warrant. The warrant would show a prepaid total. Selectman Ducharme made a motion to allow a single selectman to sign the preview warrant for the weekly pays and the online pays which will then show up in the regular warrant for all selectmen to sign; preview warrant to be available when the payroll warrant is signed. Selectman Fortin seconded. Motion carried.
 4. MMA executive search. At the last meeting the Board received a proposal from MMA for conducting the search for a Town Manager. Selectman Ducharme made a motion to go to MMA to get this process started. We've had discussions with them, they will modify some of the costs because of some of the work we've already done with respect to getting the job description, etc., a savings of \$400 to \$500. Selectman Fortin seconded. Selectman Veneziano questioned the pool of applicants – will it be much different. Selectman Ducharme spoke to Dave Barret on this – may get some of the same but they will reach a broader target area. Selectman Edgerly was concerned about advertising out-of-state commented that they were not interested in the out-of-state candidates on the first search. The cost is \$4,900. Selectman Ducharme commented that the Town has saved enough in the Town Manager's salary line to pay for this service. Selectman Edgerly believes we should advertise once again ourselves and not go out-of-state. It had cost the Town \$3,400 to advertise originally. For an additional \$1,600 (assuming the advertising costs would remain the same if we were to advertise again) MMA will do the work for us. Advertising fees charged by MMA would be an additional \$1,400. (No second made.) Motion carried, four in favor, one opposed - Selectman Edgerly.
- H. Selectmen's Concerns. Selectman Edgerly had none. Selectman Fortin had none. Selectman Johnson had none. Selectman Ducharme asked if the highway department was connected. Town Manager Curtis said no. Computer issues at Town Office – issue with space on file server caused by backup software. IT here tomorrow to work on it. Data on Code Enforcement and Assessing computer have been backed up. Selectman Ducharme also asked about soot on side of the Blackwell building on Main Street – should we ask Mr Hagopian to clean it up. His plan this spring is to do several things with that property – shrubbery up by the sidewalk, take the debris off the building. Town Manager will talk with Mr. Hagopian regarding replacing the fence with a concrete berm wall that would direct the water down and around with a nicer looking fence. Selectman Veneziano had none.
- I. Citizen's Concerns. Tim Curtis noted that his contract expires at the end of March. Selectman Fortin made a motion to extend the contract to June 30. Selectman Ducharme seconded. The Board agreed to go to a four day week at the same price per day. Tim to draw up the contract amendment. Motion carried. Selectman Fortin asked what the difference was between CMP's residential/commercial/industrial rate and MEW's rates. Town Manager Curtis will try to get those numbers.
- J. Adjournment. Selectman Johnson made a motion to adjourn. Selectman Fortin seconded. The meeting adjourned at 8:07 p.m.