

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  
SOMERSET ABBEY, 124 MAIN STREET, MADISON  
Monday, July 27, 2015  
6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present are Jack Ducharme, Paul Fortin, Mike Edgerly, and Cyp Johnson. Albert Veneziano was absent. Town Manager Curtis was present.
- C. Consent Agenda.
  - 1. Warrants dated: #44 (07/10/15 - \$56,118.94); #1 (07/13/15 - \$168,987.35); Payroll Registers dated: Week #28 (07/09/15 - \$37,381.63); #29 (07/16/15 - 21,318.83); #30 (07/23/15 - \$12,912.07). Selectman Fortin made the motion to approve the warrants as read by Selectman Ducharme; the motion was seconded by Selectman Edgerly. Motion carried.
- D. Discuss meeting minutes of July 13, 2015. Selectman Fortin made a motion to approve the minutes of July 13, 2015 and Selectman Edgerly seconded. Motion carried.
- E. Old business (Selectmen's Concerns from immediately preceding meeting). None.
- F. Items of Communication.
  - 1. Town Manager Curtis discussed that the paving and the water redirection project on Main Street was completed. Town Manager Curtis also brought forth that the volleyball court and horseshoe pits are all installed, highway was waiting for help from the rec. department and approval from Joe Hayden.

Town Manager Curtis was updating the selectmen on the meeting he had with Backyard Farms Director, Stuart Jabalon about the internationals and refugee status workers. All workers have visas and Backyard Farms will continue transportation of the workers for the next two months from Portland. Continued communication between BYF and the Town will help stay ahead of any concerns about migrant working and housing.

The Lakewood Estates Association has informed the Town of their plan to put a chain across Togue Road during the winter months. The association pays to maintain the road and they wish to have no public access. Town Manager Curtis has checked with the Road Commissioner who says it is not a Town Right of Way, and the Fire chief, who has no issue with removing a chain if there is a need to access the road in the case of an emergency. Selectman Fortin was concerned about the lack of access, in case of emergency. Fire Chief assured that if they had to get there they would find a way.

The lack of an Animal Control Officer was discussed by Town Manager Curtis and the Selectmen. This job still falls under the Towns budget. Possibilities include, deputy from Skowhegan available after hours and Dave Huff who already covers other towns such as Norridgewock and Fairfield. Selectman Fortin asked the Town Manager to see who handle's Anson' ACO before deciding on a candidate.

The Town has been awarded a \$1500 grant from MMA for a Student Intern Grant. Town Manager Curtis has sent applications to the High School and hopes to hear back by mid-September. A Dam inspector from the Department of Environmental Protection inspected the Wesserunett Dam in East

Madison, sending a report with some significant concerns to the State. The State Dam Inspector will meet with the Road Commissioner and Town Manager Curtis to explain the concerns.

Current check book balance is \$803,000.00. Town Manager Curtis said barring any unforeseen emergencies that balance should carry the Town the next 6 weeks. The current balance in the TIF account is \$368,000.00.

#### G. New Business.

1. Review Economic Development Budget. Town Manager Curtis noted that a budget of \$277,000.00 has already been approved at Town Meeting; Town Manager Curtis recommended an additional \$275,000.00 for a total of \$552,000.00 for the Economic Development Budget. This budget accounts for all the incoming money. Selectman Fortin asked what is in mind for engineering. The Town Manager said nothing at the moment but if a large capital project may require engineering. Selectmen Edgerly wanted to know where the money in capital road budget would be going. Town Manager Curtis explained that account can pay for cleaning up debris and/or tree cutting on roads that are in the TIF District. Selectmen Edgerly motioned to accept the Tiff budget of \$552,905.00 and seconded by selectman Fortin. The Selectmen approved unanimously, motion carried.

Town Manager Curtis mentioned that the Purdy Powers Audit will help make sure everyone is on the same page with the TIF budget. That audit should take place by mid-September.

Lakewood Theater asked for a donation from TIF for their capital campaign fund. The board would rather see Lakewood apply for a Matching Grant when that program becomes available at the first of the year 2016.

2. Discuss Municipal Quitclaim Deed. The Board was asked to sign a Municipal Quick Claim deed for a parcel of land on East Houlton Street, Map 21 Lot 196. Town Manager Curtis assured the board that there were no outstanding taxes on the property. Selectman Fortin motioned and was seconded by Selectman Edgerly. Motion Carried.
3. Discuss Tax Acquired Property. Town Manager Curtis shared three quotes for the demolition and cleanup of the property at 400 Main Street with the Selectmen. Selectmen asked for clarification on who pays the tipping fee and asked about the time period. Town Manager Curtis explained that all the bids include tipping fees and that each contractor expects to complete the job in 30 days. Selectman Edgerly motioned to award the bid to quote two (Diggin' Rigg'in' - \$7900) seconded by Selectman Fortin. All in favor, motion carried.

With the costs of demolition included, Town Manager Curtis suggested setting a minimum bid of \$15,000 when the property is auctioned off. Town Manager Curtis asked the Selectmen for direction regarding 170 Old Point Avenue, which is occupied. If the Town charged rent that could put them in a liability situation. Town Manager Curtis recommended moving forward with the eviction process. The board agreed.

4. Review Property Maintenance Strategies. Town Manager Curtis discussed chapter 290 in the ordinance code book 290-4 290-5 (Property Maintenance), he clarifies that there is nothing in writing that defines lawn conditions or the height to which grass should be mowed. The Selectmen said that is something that should be modified. The Selectmen suggested Town Manager Curtis call MMA and other communities to see if there are ideas to borrow, and bring forth some modifications to the next town meeting.

Section 8. A, B, C- covers Property Maintenance. Since 2012 the Code Enforcement Officer has responded to complaints by giving notice of violations and then handing off to an attorney if the violations have not been corrected. Selectman Fortin explained his vision on what a Property Maintenance Committee would do. 1. Look at the ordinance as it is as now and examine others to see if

it can be improved upon 2. From the improved ordinance, how to do a better job at compliance. Town Manager Curtis will create a committee consisting of himself, Code Enforcement Officer Bob Dunphy and Selectmen Johnson and Ducharme.

5. Review Local Roads Schedule. Town Manager Curtis shared a report from the 2010 Town Meeting that categorized the needs of local roads. A training on the software used for this report is being held in August and the Road Commissioner is signed up to go. An in depth survey hasn't happened in five years and in the current budget there is only one capital road project – to finish Ingals Street by the end of September. In preparation for next year's budget, Town Manager Curtis suggested that money has to be raised for road projects. For some roads money can come from TIF others will have to come from taxation. A more detailed report on local roads will come before the board this fall.
  6. Discuss request from Town of Jay. Town of Jay hired a lobbyist too this past legislative session in an effort to pass LD281 which would have benefited the towns of Madison, Skowhegan and East Millinocket. Jay's Town Manager has asked the other three town's to help with the lobbying costs. The consensus from the Selectmen was that Madison has already provided in kind services toward the legislative effort and as such took no action on the request from the Town of Jay.
- H. Selectmen's Concerns. Selectmen Johnson has concerns regarding the bad spot in the road on School House Road wanted clarification if it was a state road, which it is. Also discussed the washout on East Madison Road. Selectmen Ducharme asked about the flashing light at the end of Russell Road. The Road Commissioner said that a public hearing was held, but the Town has not received word on when the project would be completed other than the state saying it might be done by the end of summer.
- I. Citizen's Concerns. Residents of Maxim Street wanted to make the board aware of the road work that needs to be done on the front part of their road.
- J. Executive Session to discuss a personnel matter pursuant to 1 M.R.S.A. §405(6) (A). Went into executive session at 7:37 pm and returned at 8:10 pm with no action taken.
- K. Adjournment. 8:11 pm.