

MINUTES

**MADISON SELECT BOARD
OLD POINT SCHOOL MEETING ROOM 104
108 OLD POINT AVENUE
Monday May 13, 2024
6:30 p.m.**

- A. The meeting was called to order at 6:35pm. All saluted the flag.
- B. **Roll Call:** Mr. Bean was absent; all other Select Board members were present.
- C. **Consent Agenda**

- 1. A/P Warrants:
 - #31 – 04-23-2024 - \$200,571.90
 - #32 – 04-23-2024 - \$1,528.54 (Library)
 - #33 – 04-22-2024 - \$1,667.78 *(replacing #27 then replaced by #37)*
 - #34 – 04-23-2024 - \$585,644.79 *(replacing #25 to correct posting errors)*
 - #35 – 04-23-2024 - \$243,039.31 *(replacing #28 to correct posting errors)*
 - #36 – 04-23-2024 - \$644.00 *(replacing #29 to correct posting errors)*
 - #37 – 04-24-2024 - \$1,667.78 *(replacing #33 to correct additional posting errors)*
 - #39 – 05-06-2024 - \$425,336.97 (Special for SAD April payment)
- 2. Payroll Registers:
 - #17 – 04-25-2024 - \$19,265.59 – s/b \$14,911.49 corrected 5/28/24
 - #18 – 05-02-2024 - \$19,689.42 – s/b \$15,063.15 corrected 5/28/24
 - #19 – 05-09-2024 - \$19,569.70 – s/b \$15,210.74 corrected 5/28/24

Motion by Ms. Estes to approve the A/P Warrants and Payroll Registers listed above, second by Ms. Dwyer. No discussion. Motion passed 4-0.

- 3. Liquor license for Lakewood Golf Course

Motion by Ms. Estes to approve the liquor license for Lakewood Golf Course, second by Ms. Dwyer. No discussion. Motion passed 4-0.

- D. **Acceptance of the minutes** of the Select Board meeting on April 22, 2024.

Motion by Ms. Dwyer to accept the meeting minutes of April 22, 2024, second by Ms. Estes. No discussion. Motion passed 4-0.

- E. **Old Business:**

- 1. Review proposals for structural engineering study of town-owned properties:

Calderwood Engineering _____ Plymouth Engineering _____

Chairman Veneziano opened the discussion on the two respondents to the RFP. The Town Manager recommended Plymouth Engineering based on their extensive experience with municipalities and buildings. Calderwood had extensive experience with bridges.

Discussion ensued concerning the omission of air quality and hazardous materials testing.

Motion by Ms. Dwyer to award the bid to Plymouth Engineering, provided that they will provide an estimate for including the air quality and hazardous materials testing and that the revised total estimate will not exceed \$27,000, second by Ms. Estes. No further discussion. Motion passed 4-0.

2. Stop signs on Myrtle Street (Jeff)

Mr. Drew reported that his research into the stop signs on side streets entering Myrtle Street revealed that federal regulations prohibit the use of stop signs for speed control. The Town Manager suggested using temporary speed bumps in strategic locations and asked the Road Commissioner if that was feasible. He agreed that it was doable but that it was a lot of work for the highway crew. He will look into pricing and options.

3. Research on solar array fee schedules (Jeff)

Mr. Drew reported that Madison has very reasonable rates for solar array construction in comparison to other neighboring communities. He reiterated that the fee schedule already includes fees for solar arrays construction under the "etc." category, and that the new fee schedule would specifically identify the category for solar arrays.

Motion by Ms. Dwyer to accept the revised language in the fee schedule, second by Ms. Estes. No further discussion. Motion passed 4-0.

F. Items of Communication:

1. Department Head Reports for March

- | | |
|---------------------|----------------------|
| a. ACO | e. Library |
| b. Code Enforcement | f. Recreation (none) |
| c. Fire | g. Sheriff |
| d. Highway | |

The Road Commissioner reported that spring clean-up was underway. He anticipated having all the brush cleared from the sides of the roads and streets by the end of May.

2. FOAA request from Stonington attorney on sales of tax acquired properties since 2018

The Town Manager and the Town Clerk are researching tax-acquired properties that were sold since 2018. They have notified the FOAA requestor that the request is being processed and will respond to him in a timely manner.

They are also looking into directly contacting the previous owners for any property that sold for more than the outstanding taxes and expenses.

3. Living Well reports for weeks ending May 5th and May 11th were presented.
4. Town Manager's report on expenses and budget – currently at 77% (week 45 = 87%)

G. New Business

1. Targeted Brownfield Assessment Report for 55 Weston Avenue (south end)

The Town Manager reported that the Brownfield Assessment report found no significant contamination needed remediation. The Select Board will take the matter under advisement and decide at a later date what to do with the remaining property at 55 Weston Ave (south).

2. Site review ordinance on signs (§ 484-28)

Chairman Veneziano noted that the ordinance change would need to be taken up at a Town Meeting, but not on June 10th as that warrant has already gone to print. This change may require public hearings and there is not sufficient time before June 10th.

3. Maine Department of Transportation Agreement for construction overlimit permit

The Town Manager brought a notice from the Maine Department of Transportation of their request for a special permit to allow construction equipment exceeding legal limits to travel over municipal roads.

Motion by Ms. Estes to approve the request for over-limit permits during the construction, second by Ms. Dwyer. No discussion. Motion passed 4-0.

4. Appointment of Election Clerks/Ballot Clerks

The Town Manager presented a list of election and ballot clerks, prepared by the Town Clerk, including Democrats, Republicans, and unenrolled voters.

Motion by Ms. Estes to approve the list of election and ballot clerks, second by Ms. Dwyer. No discussion. Motion passed 4-0.

5. Signatures required:

- Certificates of Appointment (Solid Waste and Recycling Advisory Committee)
- Liquor license for Lakewood Golf Course
- Warrant and Notice of Election for SAD #59 Budget
- MDOT Agreement
- Appointments of Election Clerks/Ballot Clerks

Documents were presented to the Select Board members for their signatures.

6. Citizens' petition for an open Town Meeting regarding the proposed location of a Comprehensive Treatment Center by Acadia Health within the downtown area.

Chairman Veneziano addressed the audience, stating that Items 6 and 7 were related and would be discussed together.

Mr. Martins asked why the moratorium was suddenly an option when it was previously stated that it would not be considered. The Town Manager explained that, after further research with the Town's attorney and the legal team at Maine Municipal Association, it was found that a moratorium **could be** presented to the Town for a vote if no permit or license application was pending before the Town. The Town Manager apologized for the previous misstatement.

Chairman Veneziano asked the Town Manager and the Code Enforcement Officer to draft a moratorium and bring it back to the Select Board for review at the next meeting. If it was accepted, it would be added to the June 10th Town Meeting warrant as an emergency article.

7. Draft moratorium to regulate facilities licensed to dispense controlled substances.

See notes under Item 6.

H. **Citizen Concerns:**

None

I. **Select Board Concerns:**

None

J. **Executive Session to consider:**

Personnel matters pursuant to 1 MRSA § 405-6(A).

Motion by Ms. Dwyer to enter executive session at 7:22pm, second by Chairman Veneziano. No discussion. Motion passed 4-0. The executive session ended at 7:36pm.

Motion by Ms. Dwyer to increase the wage of the Code Enforcement Officer's position by \$1 per hour effective May 1, 2024, second by Mr. Moody. No further discussion. Motion passed 4-0.

K. **Adjournment:**

Motion by Mr. Moody to adjourn at 7:38pm, second by Ms. Dwyer. No discussion. Motion passed 4-0. Meeting adjourned.

NEXT REGULAR SELECT BOARD MEETING IS **TUESDAY MAY 28, 2024**
OLD POINT SCHOOL
6:30 pm