

MINUTES
MADISON SELECT BOARD MEETING
MAIN ST MIDDLE SCHOOL AUDITORIUM
MONDAY JANUARY 12, 2026
6:30 p.m.

Video link: <https://www.youtube.com/watch?v=Y4p4iigif-0>

- A. **Call to order** – meeting was called to order at 6:50pm and all saluted the flag
- B. **Roll Call:** All Select Board members were present,
- C. **Consent Agenda:**
 - 1. A/P Warrants:
#16 – 12-09-2025 - \$595,198.690
#17 – 12-23-2025 - \$63,410.68
#18 – 12-23-2025 - \$4,423.08 (library)
 - 2. Payroll Registers:
#51 – 12-18-2025 - \$18,498.19
#52 – 12-24-2025 - \$18,777.41
#53 – 12-31-2025 - \$22,890.17
#01 – 01-08-2026 - \$19,458.60
- Mr. Pike made a motion to approve , Mr. Bean seconded the motion. No discussion, Motion carried. 5-0
- D. **Acceptance of the minutes** of the Select Board meeting on December 15, 2025.
Mr. Pike made a motion to accept the minutes as presented. Mr. Bean seconded. No discussion. Motion carried, 4-0-1 (Chairwoman Dwyer abstained).
- E. **First Public Hearing – Acadia Health – Outpatient Substance Use Disorder Treatment Facility** – the Madison Discovery House: Public hearing was opened at 6:55pm.
The Town Manager introduced Mindy Bubar, Associate Regional Director, and attorney Brian Rayback from Acadia Healthcare. Adrienne Sass, Regional Director, and Michael Shaw, Director of Reconstruction were present on zoom. In 2024, Acadia received an overwhelming message from local residents not to locate in the center of town (the former Taylor's Drug Store). After researching options, they selected the former animal medical clinic in the Business Park. They now have a lease to use that facility.
In August, Mr. Rayback filed an application on behalf of Acadia Healthcare for an Outpatient Substance Use Disorder Treatment Facility with the Town of Madison under Chapter 170 of Madison's local ordinances. The Code Enforcement Officer requested additional information that was subsequently provided. The CEO presented the application to the Planning Board

with the recommendation that it was a minor revision and should not require a full Site Plan Review. The Planning Board agreed and the application was deemed complete and ready to forward to the Select Board.

Mr. Rayback gave a description of what the project was about. It is an outpatient treatment facility to provide three basic services:

1. Medication Assisted Treatment using FDA approved medication.
2. Routine checkups and drug screenings.
3. Required counseling with licensed experts.

The facility will comply with all State and Federal rules. The staff will consist of one full-time registered nurse, a full-time administrative staff, a full-time security guard, and part-time clinical and medical staff depending on the need.

There were no questions from the Select Board, but several questions from the audience regarding safety, the kind of treatment that will be used, if they will be testing for impairment, who would plow, etc. One citizen raised the concern that the name "Discovery House" would confuse people since there are Children's Discovery Museums in many places. Another citizen raised the issue that there are too many "pot shops" in town and how can anyone be expected to come clean from opioids if they are enticed by other drugs. One gentleman shared that he is nine years clean and that it can be done, but it takes time and desire to want to be clean.

Mr. Rayback, Ms. Bubar and Ms. Sass responded to the various questions and concerns. The Town Manager let the audience know that there would be another public hearing in two weeks and suggested submitting any additional questions and comments in advance. The public hearing was closed at 7:30pm.

F. Old Business .

1. Renewable Energy Reimbursement – answers to previous Select Board questions

The Town Manager reminded the Select Board about the unexpected renewable energy credit the town received and said it would be received annually, but decreasing over time with depreciation. There are no limitations on how the funds can be used and suggested there might be an appropriate use coming up in Highway truck repairs.

Ms. Estes asked if this had been included in the revenue forecasting for this fiscal year and if there was a plan for future expenditures. The Town Manager said it had not been included in FY26 revenue forecasting but would be included going forward. As it had not been forecasted, there was no expenditure currently tied to the funds.

Mr. Martin suggested that the money be moved to a high-yield account. The Town Manager responded that the money was already in the bank in an ICS account earning a good interest rate and there was no need to move it at this time.

2. Comprehensive Plan update and schedule

The Town Manager spoke about the need to update Madison's comprehensive plan as it was more than 10 years old. The State of maine requires municipalities to have updated plans to help identify local needs, issues, and expectations. Melanie Weston, Madison's dedicated planner with KVCOG agreed and asked for volunteers from the community to join the committee. The next committee meeting will be Tuesday, January 20th at 6:30pm at the Old Point Ave meeting room.

3. Somerset County Budget Committee Caucus date and time

Somerset County Administrator, Tim Curtis, will hold a caucus of municipal officials from District 2 on January 26th at 6:00pm, at the Old Point School. There are currently four individuals interested in two spots on the budget committee. Select Board members from Somerset County District 2 municipalities are encouraged to attend to vote to fill the budget committee vacancies.

G. Items of Communication

1. Department Head Reports for December

- a. Code Enforcement – the Town Manager introduced the new Code Enforcement Officer, Danny Moody who started January 5, 2026.
- b. Fire – the Fire chief reported that they responded to 128 calls in 2025.
- c. Highway Mr. Wright stated that they had used up 60% of their salt budget. He also advised the Select Board that one of the newer trucks was out of use and needed significant repairs to the engine. It is out of warranty, and he is waiting for an estimate from the mechanic.
- d. Library – Librarian Julie Forbus is against any “safe zone” signage at the library.
- e. Recreation – the ice rink is coming together but has had a few delays.
- f. Sheriff

2. Living Well Biweekly Report

Ms. Stevens asked if the Board Chair would sign “thank you” letters to all who donated food, gifts or money to needy persons and families during the holiday season. Ms. Dwyer quickly agreed.

3. Town Manager's report on expenses, revenues, and GA (through December) for FY 26 – currently at 43.0 % (week 28 = 53.8%)

4. Amend Regional CEO contract with KVCOG

The Town Manager stated that the existing contract for Regional CEO services expired on December 31, 2025. The amendment to the contract would be for an additional 4 months to April 30, 2026, making the contract for 7 months instead of 3 months. The additional cost would be \$18,000 and be covered by the personnel line in the budget.

Mr. Pike made a motion to approve the contract amendment with KVCOG for extended Regional CEO services. Mr. Bean seconded. No further discussion. Motion carried 5-0.

H. New Business

1. Appointment of CEO and LPI (Jeff Drew through 4/30/2026)

Town Manager asked the Select Board to reappoint Mr. Jeff Drew to continue as Madison's Code Enforcement Officer and Licensed Plumbing Inspector (while Danny Moody trains and studies to take the state certification tests) through April 30, 2026.

Mr. Pike made the motion to appoint Mr. Drew as CEO and LPI through April 30, 2026. Mr. Bean seconded. No further discussion. Motion carried 5-0.

2. Appointment of Alternate CEO (Danny Moody through 4/30/2026)

The Town Manager requested that Mr. Moody be appointed as Alternate CEO through April 30, 2026, while he trains and studies to take the state certification tests.

Mr. Pike made a motion to appoint Mr. Moody as Alternate CEO through April 30, 2026. Mr. Bean seconded. No further discussion. Motion carried 5-0.

I. Citizen Concerns

1. Martin Hainer – signs for “Safe Zone” around public library

The Town Manager presented the existing “Safe Zone” ordinance for the Select Board to review with a recommendation that the section on Weston Ave ice rink and volleyball courts be removed as the Town no longer owns that property. Additionally, if the Select Board decided to move forward with adding the Madison Public Library as a safe zone to meet Mr. Hainer’s request, the ordinance would need to be further amended to add the library specifically as a listed safe zone.

Discussion ensued and the Town Manager mentioned that the Librarian, Julie Forbus, did not agree with the idea of adding the library to the list of safe zones. Also, it would be unreasonable and possibly unlawful to try to enforce a safe zone on a public way (Pleasant St or Old Point Avenue).

The Select Board will take the matter into consideration for future discussion.

Mr. Ted Dyer, a resident of Lake Wesserunsett area, expressed several concerns about the lake levels, the East Madison boat launch area (parking space and boulders in the channel), the access to East Madison public beach, the lack of public facilities at the Lakewood Beach area, and storm run-off mitigation. The Town Manager recommended that he participate in the comprehensive plan committee, especially regarding the sections on natural resources and recreational areas. Chair Dwyer advised the Town Manager to reach out to the LWA group, Lakewood owners, the road commissioner, and other interested parties and set a meeting to discuss these challenges.

Mr. Chad Drury brought up a concern about particles floating in the air from TimberHP that were the size of snowflakes last summer. The Town Manager will bring this to their attention and ask for preventative measures.

J. Select Board Concerns

No select Board concerns.

K. Executive Session - personnel

Motion by Ms. Estes to enter into executive session to discuss a personnel matter pursuant to 1 MRSA § 405-6(A). Second by Mr. Pike. Entered into executive session at 8:25pm.

Exited executive session at 9:30pm. Motion by Mr. Pike to contract with Danny Moreshead to continue as Recreation Director on a part-time basis up to 20 hours per week at \$30/hour (no benefits) from January 20, 2026 through March 27, 2026 or sooner if the full-time position is filled. Second by Mr. Bean. No further discussion. Motion carried 5-0.

L. Adjournment

Motion by Ms. Estes to adjourn. Second by Mr. Martins. Motion carried 5-0. Meeting was adjourned at 9:32pm.

**NEXT REGULAR SELECT BOARD MEETING
108 OLD POINT AVENUE
MONDAY JANUARY 26, 2026
6:30 pm**