

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 SCHOOL MEETING ROOM Monday January 23, 2017 6:30 p.m.

- A. **Salute to the flag:** Meeting was called to order at 6:45pm.
- B. **Roll Call:** Selectmen Al Veneziano, Jack Ducharme, Paul Fortin, Mike Edgerly and Ronald Moody were present along with Town Manager Tim Curtis.
- C. **Consent Agenda:** **Warrants Dated:** #19 (1/9/17 - \$155,812.74); Payroll Registers #1 (01/5/17 - \$16,048.06), #2 (01/12/17 - \$16,500.74); # 3 (01/19/2017 - \$12,741.26): Motion to approve by Mr. Fortin, seconded by Mr. Edgerly. Motion carries 5-0.
- D. **Discuss acceptance of meeting minutes of January 9, 2017:** Motion to approve by Mr. Fortin, seconded by Mr. Edgerly. Motion carries 5-0.
- E. **Old Business** (Selectmen's Concerns from immediately preceding meeting): None
- F. **Items of Communication:** Town Manager Curtis provided the board with the 2016 summary of the activities of the Madison Public Library for their information.

Also provided was a letter from Maine DOT outlining their plans to pave East Madison Road in the summer of 2017. In addition the plan calls for paving the end of White Schoolhouse Road from the intersection with Route 201 to the intersection with East Madison Road. Mr. Curtis said he has contacted DOT to see if this includes engineering a fix for the large dip that has developed near the end of White Schoolhouse Road. He is waiting on confirmation.

Repair work continues on the Town Electronic Sign. Parts are on order to replace a card that translates the signal into the words.

The Town Manager provided a quote for installing security cameras in the Town Office. This was a top end quote. The Town Manager will continue to look at other options. Selectman Moody said his main concern was security for the office personnel. Mr. Fortin said he would want a system that could be repaired and serviced locally.

G. **New Business**

- 1. **County Commissioner District #2 Caucus for Budget Committee Membership:** The Caucus was called to order at 7:00pm. District #2 Municipal Officers in attendance included Selectmen Al Veneziano, Jack Ducharme, Paul Fortin, Mike Edgerly and Ron Moody of Madison. Municipal Officials included Town Manager Tim Curtis from Madison. There were no representatives from Anson, Mercer, New Portland, Smithfield or Starks.

Town Manager Tim Curtis was nominated by Jack Ducharme to fill the remainder of the District #2 Term on the Somerset County Budget Committee to expire December 31, 2017, seconded by Ron Moody. Five votes in favor, none opposed. There were no other nominations.

District #2 Caucus was adjourned at 7:05pm.

2. **Review foreclosed properties:** The Town Manager reviewed the list of properties that are coming into foreclosure. Selectman Ducharme said that since the deadline of January 17th has passed the Town should already own these properties. Town Manager Curtis said that is technically correct but since the foreclosure date was actually the 16th which fell on a holiday when the Town Office was not open for business a property owner could claim that they were not allowed to pay on time. After consulting Maine Municipal, Town Clerk Kathy Estes sent another letter to the 10 properties in question allowing for payment until February 21, 2017. Town Manager Curtis explained that it was his intent to work with each account to receive payment by that date. A summary of each account is as follows:

Account #777: 55 Main Street. The owners of this building have not paid taxes since they purchased it in 2014. The building is in disrepair and Madison Electric has shut the power off. There is an outstanding sanitary bill of over \$500. The owners are out of Town for the winter and have not left a forwarding address with the Post Office. The Town Manager will continue to research.

Account #261: 1676 Lakewood Road. The owner is currently awaiting a hearing for Social Security Disability benefits. She has worked to keep the property out of foreclosure in the past and the Town Manager will follow up.

Account #565: 5 Locust Street. This property was purchased for cash in 2014 and the taxes have not been paid. There is an outstanding bill of over \$1,000 with Sanitary and over \$800 with Madison Electric. Town Manager Curtis has talked with the owner and he promised to come in to pay a portion. Mr. Curtis is doubtful that this bill will be paid and may bring back a recommendation to the board to take possession and sell the property to pay the outstanding bills. This property has also received 2 property maintenance violation notices.

Account #908: 20 Young Street. This property was actually foreclosed on by the Anson Madison Sanitary District several years ago when their liens matured. The bill for Sanitary is over \$4,000. The property may not be worth that much. The resident contacted the Town Office to say he would make payments every other week to pay off his back taxes.

Account #2971: 105 Lakewood Road. This account is the Fun Stuff Auto business which is being transferred from one owner to another. The Town Manager has been in contact with the new owner about bringing all the taxes up to date.

Account #2206: 888 Lakewood Road. This account was foreclosed on by the Town last year for unpaid 2013 taxes. The owner is deceased and her son has been making payments. He recently to the Town Manager that the entire tax bill will be paid in February and at that time he will request that the Selectmen issue a Quit Claim Deed in his daughter's name. The family has already registered the property in the daughter's name at the Registry of Deeds.

Account # 1049: 19 Middle Street. The Town Manager has been in touch with the property owner who says he will begin paying \$500 per month until the back taxes are paid off. There are no other outstanding bills on this property.

Account #2944: Mallard Road. This property has been in bankruptcy since 2009. Town Manager Curtis reported that the bankruptcy should be finalized by April of 2017 after which time the Town should be able to sell the property cleanly and recoup the money owed for back taxes.

Account #2977: Sugarloaf Lane. This property came to the Town last year for unpaid 2013 taxes. It did not receive a sufficient bid at auction and has been for sale since.

Account #2111: 160 Whittier Farm Road. This property came to the Town last year for unpaid 2013 taxes. The owner has been working for a year to attain a home equity line of credit. The latest report was that she hopes to close at the end of January 2017. At that time all back taxes will be paid.

Account #1300: 51 John Street. This property came to the Town last year for unpaid 2013 taxes. The house was demolished and the property has been for sale since.

Mr. Ducharme asked if there was a reason why properties that are for sale by the town (#2977/#1300) are being carried as existing past due accounts if the owner doesn't own them anymore. Town Manager Curtis said the report shows who owned the account in 2014 when the taxes in question were first due. Mr. Ducharme and Mr. Fortin both expressed concern that the report should show the town as owner, to avoid any confusion going forward. Town Manager Curtis will look into that and report back to the Board.

3. **Discuss SCTV (Channel 11) Budget:** The SCTV11 Board of Directors have approved a budget of \$69,820 for the 2017/2018 fiscal year. Madison's portion would be \$20,150. Motion from Mr. Ducharme to approve \$20,150 for SCTV11 operations, seconded by Mr. Fortin. Town Manager Curtis noted that the Town receives franchise fees from Bee Line Cable that fund this amount, although over the past 2 years those fees have averaged less than \$5,000 per quarter which means it is likely that the fees will not be enough to cover the \$20,150. Finance Director Tammy Carrier says the Town auditor recommends a budget line for \$1,000 to cover any additional costs beyond the money received from Bee Line Cable in franchise fees. Motion carries 5-0.
4. **Discuss options for extending line of credit:** Town Manager Curtis shared with the Board an email exchange that he had with Bond Counsel Lee Bragg. The Town's current Line of Credit with Bangor Savings expires December 31, 2017. Bangor Savings has offered to extend the line for one more year, which is an action that would not require an additional Town Meeting vote. Lee Bragg estimates the cost of that to be less than \$1,000 and the turnaround time would be a few weeks. The current interest rate is 3.19%. Extending the LOC for one year could result in the interest rate going up to the range of 4.5%

If the Town wanted to consider a Tax Anticipation Note that would require a little more time and money to set up (approximately \$2,000). The TAN has a lower interest rate but has to be paid back faster. Town Manager Curtis said it is worth the board considering extending the line of credit this fall depending on what happens with the abatement appeal from Madison Paper before the State Board of Assessment Review.

5. **Discuss Capital Expenditures for 2017/18 Budget:** Town Manager Curtis said that currently the Town has \$196,380.60 in unspent capital for road projects. Of that amount \$175,000 has been dedicated to a project to pave Heald Street after the Sanitary District replaces sewer pipes and storm drain systems. With the closure of Madison Paper the Sanitary District is not in position to borrow money to move forward with that project. Town Manager Curtis is recommending that the board ask the voters at Town Meeting to re-allocate that \$175,000 to fund several projects this coming summer instead of keeping the money set aside in hopes of finishing Heald Street. The projects proposed by the Town Manager and the Road Commissioner include paving work on Hardy Street, Glendale Street, Garden Street, and South Main Street, shim work on Heald Street and Preble Ave from Old Point to the Rec Fields, and purchasing equipment for the Highway Department (new pickup and truck body). In addition work on River Road and the sidewalk on Bean Street could be paid for out of TIF funds. There would also be the possibility of spending \$10,000 as a match for a grant to replace the culvert on Shusta Road.

The consensus of the board was that it would be a good idea to ask voters to re-allocate the funds. Selectman Moody asked what the result of shimming Heald Street would look like. Highway Foreman Jeff Wright said that shimming would smooth out some of bumps across the road but that over time the dips could resurface unless the larger project is completed. Mr. Ducharme said it is asking a lot of the residents of Heald Street to keep waiting as the road deteriorates. The consensus of the board was that special attention be paid to repairing Heald Street as much as possible this summer. Jeff Wright also mentioned that Maxim Street should be included in the summer projects.

6. **Discuss Matching Grant Award (Perkins Place):** Bill Perkins was awarded a Matching Grant in the last round for installing heating systems in his senior housing project. He presented a paid invoice showing that he spent the required amount to qualify for his \$5,000 grant. Motion from Mr. Fortin to pay Bill Perkins \$5,000 from TIF for his matching grant award, seconded by Mr. Ducharme. Motion carries 5-0.
7. **Discuss Ordinance Updates (Marijuana, Site Review, and Building Permits):** Town Manager Curtis asked the board for some follow up on the moratorium on retail marijuana businesses passed at special town meeting on January 9th, 2017. Mr. Ducharme said that a committee should be created to take a closer look at what kind of ordinances the town should consider. Selectmen Moody and Edgerly are willing to serve on the committee. Town Manager Curtis will look into pulling together other residents to serve on the committee. Selectmen Edgerly asked if the committee should have some guidance from the board or start from scratch. Mr. Curtis said there were four options presented to the board (1-no action, 2-add to site review, 3-safe zones, 4-prohibition). Mr. Moody said ultimately the town will be guided by the actions of the State Legislature. Mr. Fortin said he would like to see options presented to the people of the town on a wider scale. Perhaps that could be brought to the people at the ballot box. Resident Paul Turek commented that this issue should be carefully considered, and no matter what some people are not going to be happy with the outcome.

Town Manager Curtis shared with the board some recommendations from Planner Chris Huck with Kennebec Valley Council of Governments regarding updates to the Town's Site Review Ordinance. Mr. Curtis has asked that the Planning Board work with Mr. Huck over the next few months to create these updates and then bring it to the Selectmen to put before the voters at Town Meeting. At last year's town meeting the residents rejected a proposed change to the fee for after the fact permits. That proposal called for a fee equal to 10% of the project cost no less than \$250. Mr. Curtis asked if the Board wanted to bring this back to the voters. Mr. Fortin said that the ordinance should be changed to reflect 15 foot setbacks instead of 5 foot, and that there should be a fee with more teeth for those who build without a permit. Town Manager Curtis said he spoke with a local general contractor who said a fee like Embden's could be effective. The Town of Embden charges \$400 for an after the fact permit.

The consensus of the Board was to create an after the fact building permit fee of \$500. Mr. Moody asked who would be responsible, the home owner or the contractor? Mr. Curtis said it would be easiest to enforce the fees based on the name that is on the application. Mr. Fortin says it is important to get the word out that people need a permit to build. The Town Manager will bring the updated language to the board to place on the Town Meeting Warrant.

- H. **Selectman Concerns:** Mr. Ducharme wanted to know when the Board would receive financial updates including checkbook balances. Town Manager Curtis said that information will be included in emails at the end of each month.
- I. **Citizen Concerns:** None
- J. **Executive Session to discuss a personnel matter pursuant to 1MRSA 405 (6) (A):** Motion by Mr. Ducharme to enter into executive session, seconded by Mr. Edgerly. Motion carries 5-0. The board entered executive session at 7:52pm. The board came out of executive session at 8:05pm with no action taken.
- K. **Adjournment:** Meeting adjourned at 8:05pm.