

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:

AGENDA BOARD OF SELECTMEN OLD POINT SCHOOL MEETING ROOM July 10, 2017 6:30 p.m.

- A. **Salute to the flag:** Meeting was called to order at 6:30pm
- B. **Roll Call:** Selectmen Al Veneziano, Jack Ducharme, Paul Fortin, George Elias and Ron Moody were present. Also present were Town Manager Tim Curtis, Road Commissioner Glen Mantor, Sheriff Dale Lancaster, Code Enforcement Officer Bob Dunphy and Finance Director Tammy Carrier.
- C. **Consent Agenda:** Warrants Dated: #35 (6/26/17 - \$467,350.01); #36 (6/26/17 - \$2,537.28); #37 (6/30/17 - \$35,037.37); Payroll Registers: #26 (6/26/17 - \$10,224.53): Motion to approve by Selectman Fortin, seconded by Selectman Moody. Motion carries 5-0.
- D. **Discuss acceptance of meeting minutes of June 26, 2017:** Motion to approve by Selectman Ducharme, seconded by Mr. Fortin. Motion carries 4-0 (Mr. Moody abstained).
- E. **Old Business (Selectmen's Concerns from immediately preceding meeting):** Chairman Veneziano wanted the Board to revisit encouraging the MSAD 59 School Board of Directors create an inter-local agreement with the Towns in MSAD 74 and MSAD 13 to form an Alternative Organizational Structure (AOS). The Town Manager had drafted a resolution to that affect. Motion by Mr. Ducharme to support the resolution, seconded by Mr. Fortin. Mr. Dunphy asked if the resolution was binding for all towns. The Town Manager said it only was a request from the Selectmen to the MSAD59 Board. Mr. Ducharme asked if any other school districts could join if they wanted to. Mr. Veneziano said the school boards have to orchestrate an inter-local agreement, and he assumed that other municipalities could joined if it made sense. Mr. Moody asked if the local school board was in favor of this, Mr. Veneziano said he was not sure what the consensus of that board was. Chairman Veneziano said his concern is that the three districts have three superintendents for 1400 total students and that model can't continue. Motion carried 5-0.

Town Manager Curtis also explained that the State Budget passed last week includes additional funding for education and that the budget stipulates that local school boards are required to pass 50% of those additional funds through to the municipalities for tax relief. The Town Manager asked the board if they would consider a resolution to ask for all of the additional money to be passed through for tax relief. The final amount will not be known for a few weeks, but at least the Selectmen could put a request in to the School Board. Motion to that affect by Mr. Fortin seconded by Mr. Moody. Mr. Moody asked if this was different from the Selectman's' request last year. The Town Manager said it was a little difference in that last year was not a state wide allocation of money but something specifically passed by legislation and the school board chose not to pass the money through but they did utilize the money to formulate the current budget. This is the first year that the Selectmen have formulated a resolution. Mr. Elias asked if it has always been the case that extra state aid to education goes to the school board. The Town Manager confirmed that is the case, and the school board has the authority to utilize additional funds including passing it through to reduce the amount raised by taxation. Motion carries 5-0.

- F. **Items of Communication:** Town Manager Curtis informed the Board that Treasurer/Clerk Kathy Estes is out of the office this week for training.

30 Day Lien Notices for unpaid 2016 taxes will be issued this coming Friday July 14th. Current estimates are about 300 notices compared to 350 last year.

Bids for the Town wide revaluation are due to the Town Office by Monday July 24 at 4pm. The Town Manager anticipates 2-3 proposals.

The next schedule meeting for the Selectmen is Monday July 24, but the Town Manager has learned that there is a school board meeting that night he would like to attend. Mr. Curtis asked the board if the Selectman meeting could be moved to Monday July 31 instead. The consensus of the board was to move to the 31st. That meeting will be at the East Madison Fire Station.

The Town Manager clarified a discussion on Solar Panels in the Business Park. Although the park is one of three TIF Districts created by the 2013 update to the Backyard Farms TIF, it is not set up to capture new value; that only happens on Backyard Farms property. As a result, any new value that is captured there will be added to the Town's valuation for taxation.

Town Manager Curtis met recently with the new owner of the Weston Homestead which is on the national registry of historic places. This gentleman has recently sold a business in New Hampshire and purchased the property as a summer residents. He plans to make it open to the Historical Society for scheduled tours.

Local recreational clubs such as the Madison/Anson ATV Club, and the Abnaki Sno-Riders have asked the Town to support the development of a rail to trail project along the route from Oakland to Bingham. Town Manager Curtis prepared a letter of support for the development. Motion from Mr. Fortin to approve, seconded by Mr. Ducharme. Motion carries 5-0.

G. New Business

1. **Department Head Reports (Highway, Fire, Police & Code Enforcement):** Road Commissioner Glen Manton updated the Board on the various projects demanding their attention including a washout on Lower Mills Road in East Madison that will require the replacement of some culverts. The Road Commissioner said that work on Clark Street and Bean Street sidewalks are behind them and most of the Highway crew had used vacation over the July 4th holiday. They are working to formulate a new road plan to include Lower Mills Road, work on Walters Road, Crosswalks and prep work on North Street and Maxim Street. Mr. Manton asked for guidance from the board in regards to purchases of a new pickup and truck body. The consensus of the board was that since there are so few options for purchases to gather local quotes and work within the budgeted amounts. Mr. Moody asked moving the road over on River Road. Glen says that project has been put on hold. He says the condition of the road is not too serious a threat at this time.

A report from Fire Chief Don French was received as information.

Sheriff Lancaster provided an update to the Board of policing activities pertaining to the recent shooting on Russell Road. Town Manager Curtis asked if there will be any changes to the Madison Division schedule. The Sheriff said he would be able to manage with the staff within the County, and he also mentioned that there is psychological support available to all the deputies involved in the shooting. The Sheriff asked for clarification from the Board as to the purchase of a new cruiser from the remaining funds to be returned to the Town. The Board had indicated that they wanted to see the Sheriff wait to purchase a 2018 model to preserve an every other year purchase schedule. The Sheriff says he could save \$4000 to \$5000 by purchasing a 2017 model now. The consensus of the Board was to move forward with a 2017 model. Town Manager Curtis clarified that the Sheriff would make the next cruiser purchase most likely in the summer of 2019. Mr. Ducharme thanked the Sheriff for his departments work in the recent tragedy on Russell Road.

Code Enforcement Officer Bob Dunphy reported on the number of building, plumbing and road opening permits halfway through the year.

1. **Fiscal 2016/17 Financial Review:** Town Manager Curtis reviewed final expenditures for the 2016/17 fiscal year. Overall non capital spending was under budget by \$50,000 and capital spending was under by \$202,000. Voters at Town Meeting approved carrying forward \$170,000 previously earmarked for Heald Street Reconstruction to be used for various road projects.

The Town Manager said he would bring recommendations for carry forwards to the Board at a future meeting after discussing with department heads.

The Economic Development Budget (TIF) was spent out at 92%, and the Town Manager will bring forth a new E/D Budget for the board to review and approve at an upcoming meeting.

A review of the year's revenues show various revenues up from last year at \$1,079,190 or 16% higher than budgeted. The Town Manager may recommend a higher revenue figure for setting the tax rate based on the trends of the past four years.

Maine Revenue Sharing was on target, and the Town anticipates the final installment of the Homestead reimbursement this month. The new state budget keeps homestead increase to \$20,000 for a home owner who lives on the property, but the budget reduced the reimbursement from 62.5% to 50% which translate to a loss of anticipated revenue from the state of about \$70,000.

The tax collection rate is 95% for the year with approximately \$350,000 uncollected.

2. **Discuss Tax Acquired Property:** The Town Manager asked the Board how they would like to handle offers that may come in on properties that are currently being marketed. The consensus of the Board was to approve by email...?

Town Manager Curtis then brought the board up to speed on the following properties.

- a. 5 Locust Street (Hines): Some attempts have been made to pay the foreclosed 2014 taxes, but there is a balance of \$300 remaining. In addition there is a Sanitary District bill of over \$1200, and there is an open property maintenance violation at the site. After checking with legal counsel, the Town Manager said that the Town could evict, clean up and sell, or clean up and sell without evicting. Motion by Mr. Fortin to move forward with eviction, seconded by Mr. Moody. Town Manager Curtis noted that could be a 60 to 90 day process. Mr. Ducharme asked if the Town needed to clean the property out or sell it as is. The consensus of the board was to clean it up. Mr. Curtis noted that this would probably have to be contracted out as Highway would not have the time. Motion to evict carries 5-0.
- b. 19 Middle Street (Matson): The property owner at 19 Middle Street has made payments nearly every other month and is within \$200 of getting out of foreclosure. There are no Sanitary District back payments or property maintenance issues at this site.
- c. 1676 Lakewood Road (Hatchey): The Town Manager has heard from this property owner that she has been granted a settlement from her previous employer and plans to pay all back taxes when she is issued her direct deposit.
- d. 160 Whittier Farm Road (Watters): This property has been in foreclosure for two years while the owner has sought to get a home equity loan or line of credit. Because of the value of the property she is falling further and further behind. This one account makes up nearly 15% of all the uncollected taxes beyond 2016. The consensus of the Board is to notify the person who lives there that they have 6 months to either come up with a loan to pay all the taxes, or to try to sell the property themselves or the Board may have to sell the property to recover the back taxes.

3. **Discuss updates to Property Maintenance Ordinance.** Town Manager Curtis said one approach to farm animals in town would be to add language to Chapter 148 Animals to mirror Skowhegan's ordinance which says *"no livestock, fowl or domestic animal shall be kept within the compact or built up area of the Town in such a manner as to constitute a public nuisance"*. The reason that the Town Manager never brought this up before is because did not think that Madison had enough population to constitute a 'built-up' or compact area, but recently he found a document from the Maine Department of Transportation that designated an Anson/Madison compact area which outlines the in town area. It was the consensus of the Board to have the Town Manager work to bring forth an ordinance using the compact area designation and language similar to Skowhegan's.

The Town Manager brought to the board's attention that there is an ongoing property maintenance issue on Preble Avenue with the demolition of a mobile home that has taken more than a year and a half. Mr. Curtis informed the Board that he would be taking court action against these property owners.

- H. **Selectman Concerns:** Mr. Moody asked about 497 Main Street. Town Manager Curtis said there has been a foreclosure judgement against it, and there will be a public hearing in August to designate the property as a dangerous/abandoned property.
- I. **Citizen Concerns:** Resident Randy Woodworth asked about rental properties on Naomi Ave that are in very bad condition and wanted to know what the Town can do about it. Town Manager Curtis said the Town can take action if there is a health or safety issue, property maintenance or non-payment of taxes. The consensus of the Board was to have the Town Manager and Code Enforcement Officer visit the properties to determine if there are any enforceable violations.
- J. **Adjournment:** Motion to adjourn at 7:45pm