

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 TOWN OFFICE ASSEMBLY ROOM July 24, 2017 4:30 p.m.

- A. Salute to the flag: Meeting was called to order at 4:30pm
- B. Roll Call: Selectman Al Veneziano, Jack Ducharme, Paul Fortin and Ron Moody were present. Selectman George Elias arrived at 4:45pm. Town Manager Tim Curtis and Finance Director Tammy Carrier were also in attendance.
- C. Consent Agenda: Warrants Dated: #38 Year End (6/30/17 - \$31, 029.16), # 1 (7/10/17 - \$129,039.53) Payroll Register's: #27 (7/6/17 - \$10,269.82); #28 (7/13/17 - \$10,984.99), # 29 (7/20/17 - \$17,891.70): Motion to approve by Selectman Fortin, seconded by Selectman Moody. Motion carries 4-0.

Request for Liquor License Extension (Somerset Abbey): Motion to approve by Mr. Fortin, seconded by Mr. Moody. This extension would allow them to use their outdoor tent through the year for other functions. Mr. Moody asked if there were any complaints from the recent outdoor concerts at the Abbey. Town Manager Curtis said he had heard none. Motion carries 4-0.

Town Meeting Minutes: Motion to approve the minutes from the Annual Town Meeting on June 12, 2017 by Selectman Ducharme, seconded by Mr. Fortin. Motion carries 4-0.

Town Manager Curtis brought two properties to the Board to adjust property values through abatement for errors that had been made internally. The Board would need to approve an abatement for properties where buildings had been removed, but 2016 tax bills mistakenly reflected the properties that were still there. Motion by Mr. Fortin to abate \$13,800 in tax value from account #3249 resulting in a reduction in taxes of \$289.80, and to abate \$47,700 in tax value from account #1441 resulting in a reduction in taxes of \$1,001.70. Seconded by Mr. Moody. Motion carries 4-0.

Motion by Mr. Moody to write off all fees and interest associated with account #3249 and #1441 in regards to the previous action, seconded by Mr. Fortin. Motion carries 4-0.

- D. Discuss acceptance of meeting minutes of July 10, 2017: Motion to approve by Selectman Fortin, seconded by Mr. Moody. Mr. Ducharme noted that the heading should be changed from *Agenda* to *Minutes*. Motion carries 4-0.
- E. Old Business (Selectmen's Concerns from immediately preceding meeting): None
- F. Items of Communication: Town Manager Curtis reported that 295 30 Day Lien Notices had been sent to taxpayers who owed a balance for their 2016 taxes. To date 50 accounts have paid and the Town has received an additional \$90,000 in tax revenue.

A Roman Catholic seminarian has notified the Town and the Sheriff's Office that he will be conducting a pilgrimage to the Father Rasle Memorial on Saturday August 5, 2017.

Town Manager Curtis updated the Board that the eviction notice to the occupants of 5 Locust Street has been issued by attorney Ken Lexier and delivered by the Civil Division of the Sheriff's Department. It is expected that the occupants will be out by the end of September.

Residents on Preble Ave received notice of pending legal action if the property is not cleaned up to town standards. The Town Manager will review the property at the end of July.

A letter has been sent to the occupant of 160 Whittier Farm Road notifying them that they have until January 15, 2018 to pay off all remaining back taxes or the property will be sold by the Town to recoup unpaid taxes. The taxpayer did send a check in for approximately \$5,000.00 and that takes care of some but not all of the taxes that have the property in tax acquired status.

The Town Office has received notice that the bankruptcy has been discharged for Christopher Thomas which will free up the property on Mallard Road, and the Town Manager received an email stating that the discharge for Ken Peters property near the business park should be completed within 30 days. Town Clerk Kathy Estes will research the proper steps to allow the Town to acquire the properties now that the stay of foreclosure has been released.

Selectman Moody asked about the status of the property near his home on White Schoolhouse Road. Town Manager Curtis said he would research and report back.

The Town Manager updated the board on letters that have been sent to four property owners in Madison whose buildings appear to be abandoned. The letters set a date of August 28, 2017 for a public hearing where the Selectmen will make a determination of whether or not the building is abandoned and/or dangerous and recommend corrections including demolition. If the corrections are not made within 30 days of notice to the property owner, then the Town can have the corrections made and assess the cost to the taxpayer in the form of a special tax.

The meeting of August 28th would also be the recommended meeting for the Assessors to commit taxes and set the tax rate. Selectman Veneziano clarified that would mean tax payments would be due September 28th. Town Manager Curtis said the plan now is for tax bills to go out the first week of September and be due by the 28th.

The Town Manager shared a draft of the remaining Selectman and Assessors Meeting schedule. Since Christmas falls on a Monday, Town Manager Curtis recommending holding one meeting in December on the 18th.

Selectman Elias arrived at 4:45pm

The Town Manager reviewed a summary of the additional aid to education and school budget. MSAD59 received an additional \$267,300. The Board of Selectmen has sent a resolution to the School Board asking them to consider passing all of that amount to reduce the amount raised by local taxation.

G. New Business

1. Review proposals for Town-wide revaluation: The Town Manager opened three proposals that had been delivered to the Town Office by the deadline of 4pm July 24, 2017. The proposals were as follows:

Maine Assessment & Appraisal Services (Dixmont)	\$244,500.00
Hamlin Associates INC (Parkman)	\$223,160.00
RJD Appraisal (Pittsfield)	\$238,000.00*

Selectman Moody asked if any of the providers was involved in the last revaluation in 1998. Town Manager Curtis said he would check, but he did not think so. The Town Manager recommended to the Board that he and Assessors Agent Shirley Bartlett review the proposals and bring a recommendation back to the Board in August. There is approximately \$115,000.00 in the revaluation account.

Mr. Fortin said one of the concerns he heard from the Skowhegan revaluation was that it appeared that the firm hired a number of college aged people to do the field work and it appeared that they were not qualified to do the work. Town Manager Curtis said he and Ms. Bartlett had discussed that and many firms utilize interns to gather measurements and sketches but the appraisers are the ones who put the value on the property.

2. Review Recommendations from the Marijuana Education Committee: The committee has met four times since January 2017 and the Town Manager provided copies of the minutes of those meetings to the Board. The committee did not feel that they were in a place to recommend any ordinances to the Selectman at this time but rather offered a summary of the activities and asked the Selectmen for guidance for next steps.

The committee has tabulated and reviewed over 225 surveys from Madison residents and there remains a consistent split between those who want to prohibit all types of retail marijuana sales and those who want to see some sort of regulation that allows for certain types of businesses.

Mr. Moody said his observation is that the law that passed in November allows for those residents who want to grow and use their own marijuana, and that seems to satisfy a certain segment of the population.

It was the consensus of the Board to see if the Town Clerk could create a ballot for the November election that would allow a number of voters to provide direction in a secret ballot format. The results of that vote would give the Board direction to move forward in a timely manner. There was concern that the committee would work to create all sorts of different ordinances that would ultimately be defeated at Town Meeting.

The work of the committee would be to promote a ballot measure for November to encourage people to cast their vote.

3. Review Economic Development Budget (TIF): The Town Manager reviewed the Economic Development budget funded by the Credit Enhancement Agreement with Backyard Farms. The budget is split into two halves. The fixed budget includes amounts approved at Town Meeting to be used to offset the municipal budget totaling \$250,077.48. The variable budget includes amounts recommended by the Town Manager to be spent on various economic development projects and costs totaling \$299,922.52.

Selectman Elias asked how much the Town receives in TIF revenues each year. Town Manager Curtis said approximately \$480,000.00. The budget includes what is currently in the balance and what is anticipated to come in each year to account for all CEA dollars.

Selectman Moody asked what the \$45,000 for General Services was. The Town Manager said that is used to offset the cost that the town pays for tipping fees to Waste Management for the commercial haulers that pick up waste from homes and businesses. The Selectmen approved that usage several years ago in lieu of not paying the tipping fees and passing those costs down to the home owners and businesses in Town.

Motion to approve the Economic Development Budget as presented by Mr. Fortin, seconded by Mr. Ducharme. Mr. Veneziano noted that the budget included some money (\$11,000) for matching grants but he was not in favor of issuing any grants until the Town's economic picture improves. Motion carries 5-0.

4. Review Recommended Carry Forward Amounts: The Town has finalized spending for the 2016/17 fiscal year and the Finance Director and Town Manager recommended amounts from the non-capital and capital budgets to be carried forward for certain projects and expenditures this fiscal year. Non-capital carry forwards totaled \$31,000.00 most of which would be for unanticipated road work. Motion

by Mr. Ducharme to approve the non-capital carry forward of \$31,000.00, seconded by Mr. Moody. Motion carried 5-0.

The Town Manager then recommended carrying forward \$202,500.00 from capital to fund several road projects, highway purchases and building upgrades to Old Point School and East Madison Fire Station. Motion by Mr. Fortin to approve a carry forward of capital funds totaling \$202,500.00, seconded by Mr. Moody. The Town Manager clarified that this number includes the \$175,000.00 approved at Town Meeting to be re-appropriated from Heald Street Reconstruction to Road Surface Projects. Motion carries 5-0.

- H. Selectman Concerns: Mr. Moody commented that the cemetery at Forest Hills is looking good. He wondered if the Town needed to bush-hog the property next to Forest Hills as the brush is growing up. The Town Manager said he would check with the Road Commissioner on that process.

Mr. Veneziano reminded the Board that there is an Anson/Madison/Starks Ambulance Board meeting on Wednesday July 26th and at least three select board members must be there.

- I. Citizen Concerns: None.

- J. Executive Session to discuss an economic development matter pursuant to 1 MRSA 405 (6) (c): Motion to enter executive session by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0. The board entered executive session at 5:26pm.

The Board came out of executive session at 6:15pm. Motion by Mr. Ducharme to support a letter of intent with Northern Venture Fund for development in the Madison Business Gateway Park, seconded by Mr. Fortin. Motion carries 5-0.

- K. Executive Session to consult with legal counsel pursuant to 1 MRSA 405 (6) (e): Motion to enter executive session by Mr. Ducharme, seconded by Mr. Fortin. Motion carries 5-0. The Board entered executive session at 6:20pm.

The Board exited executive session at 6:33pm with no action taken.

- L. Adjournment: Meeting adjourned at 6:34pm