

## 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 March 13, 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, Mike Edgerly and Ronald Moody were present. Town Manager Tim Curtis was also in attendance.
- C. **Consent Agenda:**
1. Warrants Dated: #20 (1/23/17 - \$474,191.97); #21 (1/23/17 - \$1,730.80); #23 (2/27/17 - \$462,960.42); #24 (2/27/17 - \$4,450.35) Payroll Register's: #9 (3/9/17 - \$13,071.68) #10 (3/9/17 - \$10,987.57): Motion to approve by Mr. Edgerly, seconded by Mr. Ducharme. Motion carries 5-0.
  2. Applications (3) for Games of Chance/BEANO for American Legion Post #39: Motion to approve BEANO for the American Legion by Mr. Ducharme, seconded by Mr. Edgerly. Motion carries 5-0.  
  
Motion to approve Sealed Ticket Game of Chance for the American Legion by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0.  
  
Motion to approve Queen of Hearts Game of Chance for the American Legion by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0.
  3. Applications (2) for liquor license for Curtain Up Enterprises: Motion to approve restaurant liquor license for Curtain Up Enterprises DBA Lakewood Inn by Mr. Fortin, seconded by Mr. Edgerly. Motion carries 5-0.  
  
Motion to approve liquor license for Curtain Up Enterprises DBA Lakewood Theater by Mr. Ducharme, seconded by Mr. Edgerly. Motion carries 5-0.
- D. **Discuss acceptance of meeting minutes of February 27, 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 informed the Board that the pre-hearing conference call with the Chair of the State Board of Property Tax Review has been moved from Wednesday to Thursday at 1pm. At that time the Town hopes to gain some clarity on the abatement request from Madison Paper. Mr. Moody asked if this conference call required that Madison Paper reveal what evidence they have to justify their request. The Town Manager said there is no requirement just a request on the part of the Town attorney.

The next Board of Assessors Meeting will be March 27, 2017 at 530pm.

Second half taxes are due Wednesday. After that interest will accrue on unpaid 2016 taxes. It is anticipated that Madison Paper will pay their second half taxes. Thus far collection appears to be ahead of last year's pace.

Selectman Ducharme asked if Specialty Minerals had paid their taxes. The Town Manager said he was sure the first half had been paid, and that he believed that SMI may have been included in the sale of the Madison Paper Property. Mr. Curtis said he would check and report back to the board.

Mr. Veneziano welcomed Austin Wright to the meeting. Austin is a Madison High School student who is attending public meetings to achieve Eagle Scout merit with the Boy Scouts of America.

## G. New Business

1. **Department Head Reports:** Road Commissioner Glen Mantor told the board that the Highway Crew will be in later in the day Tuesday to treat the roads. Snow is expected to begin by mid-day Tuesday and continue through mid-Wednesday. The crew is down one member so sidewalks will be a lower priority after the roads are clear.

The February report from the Madison Division of the Somerset County Sheriff's Office was received as information.

Fire Chief Don French was in attendance and the Board presented him with a letter of commendation for the work that his team and the other towns providing mutual aid did to contain the apartment house fire at 152 Main Street. Selectman Moody said he would like to see the Town write a letter of commendation to those people who helped provide food and warmth for the firefighters. The Town Manager and Chief French will collaborate on that letter of thanks. Chief French personally thanked as many people as he could immediately after the fire.

2. **Review Draft 2017/2018 Municipal Budget:** Town Manager Curtis shared information regarding estimates of what the town valuation and subsequent tax rates would be if all the budgets remained flat. Due to the change in personal property status at the former Madison Paper site there will be significant losses in the personal property values in the Town. Combined with additional losses in value due to changes in the Homestead Exemption the Town Manager explained it would be difficult to keep the tax rate at \$21 per thousand.

Mr. Edgerly asked if any personal property value has been assessed to the solar panels at Madison Electric. The Town Manager said that the assessing agent has been looking at the best way to establish a figure, considering the cost approach, income approach or market value.

Mr. Fortin asked if there was any surplus that could be used to offset taxes. The Town Manager said there would be about \$300,000.00 surplus as a result of the overlay applied to last year's tax rate. But, Mr. Curtis said that money would be needed to pay back to Madison Paper in the event that the mill won their appeal before the State Board of Property Value Review. Mr. Fortin asked how much the Town would owe the mill if the mill were granted the entire abatement. Mr. Curtis said approximately \$1,000,000.00.

The Town Manager outlined the following highlights to the budget. General Government will see an increase of 2.6% mostly due to an increase in assessing costs to cover additional costs from the Madison Paper abatement request.

Under Public Safety, the AMS Ambulance Service has raised rates which will lead to a nearly \$20,000 budget increase. Selectmen Fortin and Ducharme noted that the AMS increase is due to a difficulty in raising revenue from the State and individuals who do not pay the full rate for services.

The Town Manager and the Sheriff have presented two funding models for policing services. One model would utilize four deputies and have on call coverage overnights. The other would utilize five deputies for fully manned 24 hour coverage. The cost difference would be approximately \$50,000. The

Town Manager has budgeted \$450,000 for policing services which would cover the lower model and there is \$50,000 in reserve that could pay for the higher model.

The Town Manager said he asked the Sheriff for the two models because in actuality the Madison Division had been operating with 4 deputies or less for nearly 20 months, and Mr. Curtis is concerned about moving forward with a higher cost model because the Town would not always have the reserves to offset the costs and within a few years the Town may be back to the level of funding it had when it had its own Police Department.

Selectman Fortin asked about the need for a cruiser every year. The Town Manager said that in his conversations with the Sheriff a 5 deputy model would require a new cruiser every year, whereas the need would be only for a new cruiser every other year with the 4 deputy model. Mr. Fortin asked if it would be possible to fund a 4 deputy model and hold the \$50,000 in reserve if the Sheriff came to the Board and said the 4 deputy model wasn't working and they needed to go to a 5 deputy model. Town Manager Curtis said that would have to be clearly communicated to the Sheriff and to communicate with voters at Town Meeting.

Selectman Moody said he understands the budget concerns but he reminded the Board that when the transition to the Sheriff's Office was proposed two years ago the voters expressed their desire for 24 hour manned coverage and that is what Mr. Moody will support until indicated otherwise. Selectman Ducharme asked what the wording was on the warrant article from the Town Meeting two years ago. Town Manager Curtis said there was no wording to the specifics of the police coverage, rather there were to budget amount choices for voters to choose from. However during the public discussions, the Town Manager remembered the key issues to be 5 deputies, 24 hour manned coverage, and to make sure that the cruisers did not leave Madison.

Looking ahead to the 2017 Town Meeting, Town Manager Curtis recommended creating a separate article that asks the voters to clarify what police protection they want at what cost. Mr. Fortin said it is important to note that the Madison Division has operated with 4 or less deputies successfully for the past year and a half, and that 2 years ago the Town was not facing the additional loss in value from the closure of Madison Paper. He mentioned that he has heard from people who want to do away with the police coverage altogether in Madison because of the cost, but that is not a prudent idea. Mr. Fortin said it is important that the Board consider cost saving options.

Mr. Curtis said the discussion will continue before the Advisory Board at the scheduled meeting on Wednesday March 29<sup>th</sup> at 530pm.

Mr. Fortin asked if school funding from the state would ever get to the point where the school would be able to lower the amount requested from the town for funding. The Town Manager said it is difficult to say since the education funding formula changes just about every year with new state budget proposals. Mr. Edgerly asked how many students MSAD59 had lost from last year. The Town Manager recalled a number near 680 last year and currently approximately 633, which also affects funding from the State.

The Water District has issued a 10% rate increase effective October 1. As such the budget for hydrants will go up 7.5 percent for this year from \$187,000 to \$201,250.

According to the Sanitary District there should only be \$30,000 in expenditures to the Town this year, and the line for maintaining storm drains can be reduced by \$35,000. Mr. Fortin asked about the increase of the Sanitary District rates. Town Manager Curtis said as of January 1<sup>st</sup> the Sanitary District rates increased approximately 10%. Mr. Fortin noted that it seems rates are increasing 10% across the board between water, sewer and property taxes.

There have been some increases to the repair and equipment for the Public Works department resulting in an overall increase of 1.15%. The oldest truck in the fleet is a 1995 and parts are difficult if not impossible to find. Mr. Moody asked if the Town had set

With the raise in Minimum Wage to \$9 in 2017 and \$10 in 2018 the recreation budget line will have to increase about \$2,000 to cover summer/winter student workers. Some savings will come from transferring porta-potty costs for East Madison Boat Landing to Town Owned Properties.

The personnel line for Library will go up by \$4,000 or 5% due to minimum wage increases, and insurance premium increases. The Town Manager recommends a raise for Librarian Julie Forbus to \$17.85 per hour effective July 1, 2017. She is currently at \$17.02 and is below the low end of the scale for Librarians for town's our size.

The Town has spent a significant amount of money on upgrades to the Old Point Facility and have some more electrical work to do for compliance with our Risk Management review. With porta-potty costs and increased mowing costs there is a \$4,000 increase to the overall line. Selectman Fortin asked what was going to be done about the state of the parking lot at the Old Point School. Road Commissioner Glen Mantor said that the current broken spots would be patched up this spring. Town Manager Curtis said that he and the Road Commissioner have been discussing a project to reshape the size of the parking lot and return the surface to a gravel/reclaimed asphalt mixture.

The Town Manager has proposed reallocating the money previously allocated to Heald Street Sanitary/Rebuild (\$175,000) to cover several smaller paving projects and capital equipment costs. Road Commissioner Glen Mantor has a list of road projects that he and the Town Manager will review before bringing to the public.

The budget discussion with the Advisory Board will be a much more detailed line by line approach. Mr. Moody asked if increases could be detailed with comments to explain the increases. The Town Manager said he wanted to be able to use an attachment with rationale for any line increases. Selectman Edgerly said he would not be available on Wednesday the 29<sup>th</sup>. Mr. Fortin asked if the Advisory Board meeting could be moved up to the 28<sup>th</sup>. The Town Manager will float that out to the Advisory Board members.

3. **Discuss Town Revaluation Project:** Town Manager Curtis shared a draft request for proposal to accept bids for a revaluation project due to be completed by summer 2019. Currently the Towns of Skowhegan and Norridgewock are completing revaluations. Madison's most recent revaluation was done in 1998 by James Sewell Company for a cost of \$120,000. The Town Manager estimates that a revaluation project would cost between \$180,000 and \$200,000 for a town Madison's size. Currently the Town has \$114,000 set aside with the ability to reallocate some additional funds.

Selectman Moody asked if this would include any new industry at Madison Paper. The Town Manager said large industry like Backyard Farms would not be included, this would be primarily a revaluation of residential and small business property.

Motion from Mr. Fortin to direct the Town Manager to put out a request for proposals for revaluation to be completed in time to set the tax rate in 2019, seconded by Mr. Edgerly. Motion carries 5-0.

4. **Discuss Security Camera Bids:** The Town Manager compiled the pertinent data for the two quotes on installing four cameras at the Town Office for security purposes. The main difference between Computer Improvements and K-Tronics was the quality of the resolution of the cameras. Mr. Moody said it would be important to have the best resolution. Mr. Edgerly asked if Computer Improvements could install the better cameras. The Town Manager was not sure if they worked with the proper vendor. Selectman Fortin made the motion to approve the quote from K-Tronics for installing 4 security cameras in the Town Office for \$3,808.00, seconded by Mr. Moody. Motion carries 5-0.

5. **Discuss Date for Town Meeting and Public Hearings for Proposed Ordinance Changes:** Motion from Mr. Ducharme to set the date for the Annual Town Meeting for Monday, June 12, 2017, seconded by Mr. Moody. Motion carries 5-0.

Town Manager Curtis recommended that a public hearing to cover the proposed ordinance changes for the Appeals Board, Site Review and Building Construction be held no later than Monday May 22, 2017. It was the consensus of the board to hold a public hearing on changes to the Appeals Board and Building Constructions during the first meeting in April.

- H. **Selectman Concerns:** Mr. Fortin asked when the board would conduct the Town Manager's performance review. Chairman Veneziano said that the evaluations will be collected next week and the review will be scheduled for the next meeting on March 27, 2017.

- I. **Citizen Concerns:** None

- J. **Executive Session pursuant to 1 MRSA 405(6)(F) to discuss Poverty Abatement Request:** Motion from Mr. Fortin to enter executive session at 7:45pm, seconded by Mr. Edgerly. Motion carries 5-0.

The board came out of executive session at 8:09pm. No action taken but instruction given to the Town Manager to gather more details pertaining to the poverty abatement request.

- K. **Adjournment:** Meeting adjourned at 8:10pm.