

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
December 18, 2017
6:30 p.m.**

- A. Salute to the flag: Meeting was called to order at 630pm
- B. Roll Call: Vice Chair Jack Ducharme, Selectmen Paul Fortin George Elias and Ronald Moody were present. Chairman Al Veneziano was absent. Town Manager Tim Curtis, Road Commissioner Glen Mantor and Finance Director Tammy Carrier were also in attendance.
- C. Consent Agenda: Warrants Dated: # 16 (11/27/2017 - \$470,416.20), # 17 (11/27/2017 - \$1,761.24); Payroll Registers: # 48 (11/30/2017 - \$25,879.94). # 49 (12/7/2017 - \$ 14,122.87), # 50 (12/14/2017 - \$13,018.05): Motion to approve by Mr. Elias, seconded by Mr. Moody. Motion carries 4-0.
- Game of Chance application for the American Cribbage Congress to be held at the American Legion Post #39 in Madison on February 10, 2018. Motion to approve by Mr. Elias, seconded by Mr. Moody. Motion carries 4-0.
- D. Discuss acceptance of meeting minutes of November 27, 2017: Motion to approve by Mr. Fortin, seconded by Mr. Elias. Motion carries 4-0.
- E. Old Business (Selectmen's Concerns from immediately preceding meeting): Selectman Fortin asked if a memo could be written to summarize the findings from the recent legal and code enforcement issues at Naomi Ave and reviewed with the Code Enforcement Officer.
- Secondly, Mr. Fortin noted that cars are regularly parked off White Schoolhouse Road so one can only assume that people are living in the shed that is about 300 yards into the woods. Town Manager Curtis said that he plans to discuss with Code Enforcement on Thursday.
- F. Items of Communication: Town Manager Curtis updated the board on several property issues. The house at 5 Locust Street is scheduled to have the asbestos siding removed the first week of January, after which Jeff Lloyd will tear it down. Lloyds was the low bid for the demo work.
- At 25 Naomi Ave the house has been torn down and the debris is being removed. The property owner also owns 29 Naomi and is working to have the tenant evicted before moving forward with the tear down of that property.
- At 21 Naomi Ave the tenant is still living in the house and using the facilities in a camper for sewer. The back of the home has been torn down and reportedly she plans to continue the demo through the winter.
- Code Enforcement Officer Bob Dunphy reported back to work on Monday December 18 and he and the Town Manager will review these properties on Thursday December 21.

The Town has a judge's order to remove the debris and mobile home frame from the property on 189 Preble Ave. Work has been done this week to clean up the debris and leave the steel frame which will be cut up and hauled off. Once the work is complete then the Town will send the bill to the property owner who has 60 days to pay. If the bill is not satisfied then the Select Board can assess a special tax to that amount on the property. The total bill is not expected to exceed \$800 to \$1,000.

The Town Manager heard from the owner of 497 Main Street who indicates that the bank is about 30 days away from issuing a clear title and quit claim deed, after which the plan is to transfer ownership to Jeff Lloyd who will tear the buildings down. Town Manager Curtis confirmed with Jeff Lloyd that this was the case.

Maine Municipal's Risk Management Division issued a report noting how the Town had benefited from their services – valued at over \$6,000.

The next meeting for the Assessors will be Monday January 8 at 530 followed by the first Selectmen meeting of 2018.

G. New Business

1. Department Head Reports: Road Commissioner Glen Mantor provided an updated list of sidewalks and curbs to spray for weeds. This list covers most of the roads with sidewalks in town. This list will go out to bid this winter. Spraying for bamboo however will remain with Lynch Landscaping as they are working through a three-year program.

There have been small minimal storms so far this winter, equipment and manpower are working well.

The Town Manager passed out a report from the Fire Chief which was received as information and the report from the Madison Division of the Somerset County Sheriff's Office was received as well. Town Manager Curtis mentioned that he had spoken with the Sheriff today and he informed him that the insurance reimbursement for the totaled 2016 cruiser was \$19,000 which leaves him about \$8,000 short for replacing it with a leftover new 2017 model.

The Town Manager, the Sheriff and the County Finance Officer will meet next week to discuss options for a replacement cruiser. Selectman Fortin asked the Town Manager to get an idea of the Sheriff's plan to control the number of miles put on the cruisers each year. Mr. Fortin's concern is that the current pace of mileage will require that cruisers will have to be replaced each year rather than every other year which will cost the Town an additional \$25,000.00 per year.

2. Discuss Water District/Sanitary District Usage Fees: Town Manager Curtis explained that the new rates for the Water District go into effect January 1 after which the annual fee for Fire Protection will be \$225,000.00, up from the current rate of \$187,000. After doing some research the Town Manager determined that this fee is governed by the PUC to ensure that every water district has properly maintained hydrants. Mr. Fortin said that while the PUC can authorize water districts to charge the tax payers up to 30% of their revenues, but they don't have to charge 30%. Mr. Fortin made the motion to have the Town Manager write a letter from the Select Board requesting that the Water District Board of Directors reconsider charging the full 30% to the Towns of Anson and Madison, seconded by Selectmen Elias. Mr. Fortin's point was that the Selectmen have had to make very difficult decisions with the budget and he would hope that other boards would do the same thing and not just pass through costs to the taxpayer. Motion carries 4-0.

The Sanitary District will be holding a public hearing Wednesday December 27 at 6pm to take input on a proposed 20% rate increase. Even with the increase the board is still considering a waste water treatment fee to impose on Madison and Anson. Town Manager Curtis has been making some recommendations to District Superintendent Dale Clark that such a fee be reasonable and fair to both Towns. There was a plan from 2002 to do storm water separation projects on streets in Madison with the Town of Madison pledging \$50,000.00 per year. Mr. Fortin asked how long that took place. The Town Manager said he would have to look into that and report back.

3. Discuss Retail Marijuana Prohibition Ordinance: The Town Manager brought a draft of a retail marijuana prohibition ordinance before the Board to see if the Selectmen would move forward and set a public hearing for January 22, 2018. Motion to that affect by Mr. Moody, seconded by Mr. Fortin. Mr. Moody asked the time, the Town Manager clarified that it would be the first item on the Selectman's agenda that night so 6:30 would be the time. Motion carries 4-0.
4. Discuss Changes to Site Review Process: Based on a recent complaint from a local business, the Town Manager and Board Chair Veneziano met with Planning Board Chair Jeff Drew and vice chair Mary Tomlinson to discuss ways to improve the Planning Board's approach to the Site Review process and to ensure the process is business friendly. The consensus of the meeting of Board chairs was that the Planning Board would benefit from administrative guidance from the Town Office.

The Town Manager recommended that the Select Board authorize him to act as a liaison between business clients and the Planning Board in all Site Review applications. Working with the Code Enforcement Officer the Town Manager would work in an economic development capacity to ensure that the Planning Board has all the proper documentation it needs to make informed decisions.

Mr. Moody said that he appreciated the intentions of the Town Manager to troubleshoot, but he did not think that it was a long-term solution. He said he believes the Planning Board should function independently. He added that Madison cannot afford to be labeled as a town that people do not want to do business with.

Mr. Elias asked why the Site Review application checklist had not been updated when the ordinance was updated. The Town Manager explained that he assumed that when the ordinance was updated last year the checklist was also updated at the same time. That was not the case and the Planning Board relied on Code Enforcement to update the application. According to chapter 112 of the Town of Madison Code of Ordinances the Planning Board should be able to function without the guidance of Code Enforcement of the Town Office.

Planning Board Vice Chair Mary Tomlinson was in attendance and she explained how the Code Enforcement Officer had worked with the board during the 10 years that she had been on the Board, and she explained that the Board has become more reliant on using the application checklist to make sure they have proper documentation of their fact finding.

Resident Jeff Lloyd commented that the Planning Board needs administration but more so they need to have a mindset that they are there to welcome and help businesses and that the check list should not be considered obstacles.

Mr. Fortin said that he would support the Town Manager's administrative assistance to the Planning Board in all matters, not just Site Review but Subdivision and Shoreland Zoning requests as well. He shared his perspective as a former member of the Planning Board. He said the Town Manager should manage the Code Enforcement Officer and to assist the Planning Board.

Mrs. Tomlinson said the Planning Board needs assistance in fact finding and that the Town Manager would be an important part of that process.

Mr. Ducharme said he believes that the Town Manager's role as an economic developer fits hand in hand with the Planning Board.

Motion from Mr. Fortin to authorize the Town Manager to provide administrative support to the Planning Board in all matters of Site Review, Subdivision and Shoreland Zoning, seconded by Mr. Elias. Mr. Moody thanked Mary Tomlinson for coming to the meeting to help resolve the issues at hand and he said that all boards need to work together. Motion carries 4-0.

5. Discuss amendment to \$2.5M General Obligation Bond (Line of Credit): Bangor Savings Bank and bond counsel from Bernstein Shur have drafted the amendments to the Town's line of credit which expires at the end of 2017. Town Manager Curtis read the proposed motion:

To amend the \$2,500,000 General Obligation Bond dated December 31, 2014 and awarded to Bangor Savings Bank, Bangor, Maine, be extending the drawdown period to December 31, 2018, after which date the repayment schedule will be fixed base on the amount drawn as of that date and repaid in three equal installments on December 31 of each year beginning December 31, 2019 with interest accruing on the unpaid principal balance at the rate of 4.25% per annum. All other terms and conditions as stated in said General Obligation Bond will remain the same, and the Town Treasurer and Chair of the Select Board are authorized to execute all documents necessary to complete the amendment.

Motion to that affect by Mr. Elias, seconded by Mr. Moody. Mr. Elias asked that if the financial issues with Madison Paper's abatement are resolved would the line of credit go away. The Town Manager said if the line of credit remains unused it would dissolve as of December 31, 2018. Motion carries 4-0.

- H. Selectman Concerns: Selectman Moody wanted to thank Madison Electric Works for the work that they do each year putting up Christmas lights and helping to put the Town in a festive mood. He asked the Town Manager to send a letter of appreciation to that affect.
- I. Citizen Concerns: Resident Paul Turek thanked the Town and the Road Commissioner for the work done on Maxim Street.
- J. Adjournment: Meeting adjourned at 7:50pm.