

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 – Amended August 6, 2014 (G. 1.) & August 11, 2014 transcribed.**

**BOARD OF SELECTMEN**

**OLD POINT AVENUE FACILITY, 108 OLD POINT AVENUE, MADISON**

**Monday, July 14, 2014**

**6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present were Albert Veneziano, Jack Ducharme, Paul Fortin, Cyp Johnson and Michael Ederly.
- C. Consent Agenda.
- 1. Warrants dated: #82 (06/23/14), #83 (06/23/14), #84 (05/27/14), #86 (06/30/14).  
Payroll Registers dated: Week #26 (06/26/14), #27 (07/03/14), #28 (07/10/14). Selectman Johnson made a motion to approve. Selectman Ducharme seconded. Motion carried.
- D. Discuss meeting minutes of June 23, 2014. Selectman Ducharme presented a change to item #2 – discussion around the purchase of a police cruiser and also suggested amending the section regarding the administrative position. The Town Manager will have the minutes transcribed to reflect the discussion of these two items. No action taken.
- E. Old business (Selectmen's Concerns from immediately preceding meeting). Selectman Ducharme reflected on the Police Department budget. His feeling was that there was a fair amount of fear and trepidation that we weren't getting the police presence that we needed. He thinks the Board needs to step up their oversight of that. One thing was to see that the new cruiser was lettered; Chief should put together a plan for bike patrol in the evenings; walking downtown and stopping in at local businesses – should be done on a regular basis; department heads should provide a monthly report to the Board of Selectmen. The Board was in agreement on holding department head meetings. The Board agreed to hear from two/three departments each meeting – next meeting Board will hear from Highway and Recreation.

Town Manager Berry and Road Commissioner Mantor are meeting tomorrow with DOT regarding the railroad crossing on Main Street. It appears that the railroad is going to pull the old rubber out on the side of each rail. We're in hopes that DOT will pave over the tracks.

Town Manager passed out a list of distressed properties in Town. They're in various stages of action.

Route 43 to the cemetery has been paved. The cemetery to the Golf Course Road still needs to be done.

- F. Items of Communication.
- 1. Somerset County budget passed. It's down about \$3,682 from the previous year. Madison's cost is \$1,079,570.70 which is down about \$2,000 from last year.
- 2. Town Manager met with Adrian Harris on the sale of Town-owned property. Adrian is going to advertise, sell, collect and remit to the Town after taking his fees.
- 3. Town Manager is looking into replacing the telephone system at the Town Office. The current phone system is outdated. He's looking at Fairpoint and GWI, with the provider owning all of the state-of-the-art equipment and will include maintenance in the contract. No upfront cost with a 5 year lease or contract. This will also increase the internet speed (replace Bee Line with fiber).

## G. New Business.

1. Review and award bids for demolition at: a) old Weston Avenue School and b) old East Madison Store. Town Manager - Jim Lord is here from Dirigo Engineering. I apologize, I passed out the first cover sheet with information copies here ... (Transcription note: I don't think he had enough copies – as best as I can make out). Chairman Veneziano – Jim is there anything you want to go over with us? Jim – We have two bidders on the project - David P. Trask & Sons and Merle Lloyd and Sons. David P. Trask, we checked the references on the low bidder. They were the low bidder. I can't remember the number off the top of my head. They were at \$96,000 and change. Chairman \$98,724. Jim – we checked the references of the low bidder as well as the primary subcontractor on this job. I outlined all of that in the letter to the town which summarizes what those references were. In essence, the low bidder David P Trask & Sons comes with very good recommendations. Every reference that we got for them was good, including USDA and including various municipalities, all very favorable. Their subcontractor, Dirt Diggers out of Winterport, ME, had mixed reviews. There were a few negatives. There were a few towns that had cancelled plowing contracts with him. There were a few other people who weren't thrilled with some of the work they've done but there've been others, Kennebec Valley Community College had a few buildings demoed at the Alford Campus and it went excellent. The follow through was great, never had any problems with him. But the general consensus of what I heard throughout all of the references were when Dirt Diggers worked under the direction of David P Trask, David P Trask kept him in line, made sure the work went well. When he worked by himself, administrative issues happened. I don't know that he had skill or the ability to lead the administrative end, scheduling end, things of that nature. That's what I have for information at this point. I'm happy to answer any questions. Chairman Veneziano: so you're assuming that the subcontractor will work in conjunction with David P Trask and they'll work together? Jim – that's correct. There are bonds on this project so the Town does have protection. There are insurance requirements and performance bonds on that project. And ultimately the Town does pay for anything until the work is done to the satisfaction of the Town. You can do partial payments but will be no paper anything until we say yes it's done, it's done right. The abatement has been done right, if we get proof back from the landfill that it was disposed of properly, at a properly licensed facility, the debris was disposed of properly. We get slips from the landfill back to prove that that happened accordingly. Selectman Johnson – Mill Pond Store, the garage going with it? Jim – yes. Town Manager – it would be my recommendation. Chairman Veneziano – any comments from the Town Manager? Town Manager Berry – the bids there indicate that the low bidder is Trask. Selectman Fortin – Weston Avenue School, what will the ground look like when he's done? Jim – it'll look like the grass all around it. Selectman Fortin – it will be level. Jim – level, yes. Selectman Fortin – you can get the water main put in so we can water the that was going to be put in the bid also? We discussed the night that we gave the instructions to go out for bid. There was going to be a water main there to water a skating rink. Did that not get included in the bid? Town Manager – it did not get included in the bid. Jim – there is a water service to the building now. Town Manager – there's service there now. Selectman Fortin – well we're going to need that brought up and put in place so we can water a skating rink. Jim – okay so you'll need to have a small hydrant type thing, spicket. Selectman Fortin – yes. Okay, I thought that was discussed wasn't it? Selectman Johnson – yeah it was, we talked about it. Selectman Fortin – yeah we did talk about that. Selectman Ducharme – Yeah I remember it. Selectman Fortin – okay, I'm not crazy then. Selectman Johnson – I'll make a motion on David P Trask & Sons to do the work on both buildings. Chairman Veneziano, we have a motion for David P Trask & Sons, Inc. Do we have a second? Selectman Ducharme - second. Chairman Veneziano – we have a motion and second to award the demolition of the Weston Avenue School Building and the Mill Pond General Store to David P Trask & Sons, Inc. Any questions? Selectman Ducharme – Jimmy, in your opinion would we gain anything if we had this bid as we thought it was going to be as two separate jobs? Jim – no. You're asking me – I don't know Jack. The reality, you have two buildings in my opinion as one mobilization fee. They're going to move their forces from one spot to the next. My expectation all along is that you can get a better price by going with the two of them together, than by separating them. Selectman Ducharme – okay. Jim – It's typically how I do that and I don't think that by adding both buildings it created such a large project that it limited bidders. It simply, you know we've been bidding things lately that we haven't seen the number of bidders show

up at the table. People are busy, there's a lot going on out there right now. Selectman Ducharme – I just wondered where they're so distinctly different buildings, you know, one's a wood frame building you know and the other one's considerably more. Jim – true. Selectman Ducharme - What's the time frames we're talking about? Town Manager Berry – be done so grass can be on it by fall. Ranquick called me Thursday; he can start there in two weeks. Jim – substantially complete that they need is consecutively calendar days – two and a half months and it'll be done – grassed, level, flat, compacted. If the Town has a specific request and I think what we talked about it is Old Point Avenue excuse me, Weston Avenue School coming down first to give the grass the greatest ability whereas the Mill Pond General Store is really a scrap point. Selectman Ducharme – I would agree with that. Chairman Veneziano – okay are there any other questions? Seeing none, all those in favor of awarding the demolition of Weston Avenue School and Mill Pond General Store to David P Trask & Sons, Inc for \$98,724. All those in favor? All in favor. Motion carries.

2. Review and award bids for paving: a) Golf Course Road, b) Ward Hill Road, c) Boardman Road, and d) Madison Avenue. There were three bids: B & B Paving was low at \$80.91/ton. Pike was second at \$91.25/ton. Bruce Manzer was at \$95.94/ton. Jim recommended awarding to B & B Paving. The overall price was \$442,859. The breakdown was: Boardman Road - \$28,319; Golf Course Road - \$173,147.; Ward Hill Road - \$204,702; and Madison Avenue (mill and overlay) - \$36,690. Selectman Ducharme made a motion to award the bid for paving these roads to B & B Paving for a total of \$442,859. Selectman Johnson seconded. Funds to come from TIF (Golf Course and Ward Hill) and capital/carry forward budget for Boardman and Madison Ave. Motion carried.
3. Appointment to MSAD #59 Board of Directors for one year. Town Manager stated that we've only had one person express interest – Troy Emery. Selectman Edgerly made a motion to appoint Troy Emery to the School Board for one year. Selectman Johnson seconded. Mr. Ken Curtis asked if the Selectmen had sought input from the School Board of Directors. It was noted that the Board of Directors made a last recommendation – John Krasnavage. Mr. Curtis recommended that we follow that same process and get their recommendation first. He asked that we table this item until the next meeting. The Board of Directors will be meeting on the 21<sup>st</sup>. Superintendent Leroy asked that the Board take action tonight. Selectman Fortin thought a recommendation from the School Board would not help (three for and three against in his opinion) and feels that Selectman Edgerly should not be the one making the motion where he works for Mr. Emery. He recommends that Mr. Edgerly abstain from voting. Chairman Veneziano said he checked with MMA and although he doesn't have a direct conflict (being employed by the school) there is the presence of a perceived conflict of interest; therefore he will be abstaining from voting. Chairman Veneziano asked the opinion of his fellow Board members. They took a vote (four in favor, one opposed – Selectman Edgerly) supporting that Mr. Veneziano abstain from voting. Selectman Edgerly withdrew his motion. Selectman Johnson withdrew his second. Selectman Ducharme made a motion that Mr. Edgerly does have a conflict of interest and should abstain from voting. Selectman Johnson seconded. Motion carried – all in favor. Selectman Johnson made a motion to appoint Troy Emery to the School Board for one year. Selectman Ducharme seconded. Motion carried, three in favor, two abstained – Selectmen Edgerly and Veneziano.
4. Vote on MMA Legislative Policy Committee member. Richard Bartlett has decided not to serve another term. Elaine Aloes from Solon is the candidate for the Legislative Policy Committee. Selectman Ducharme made a motion to appoint Elaine Aloes to the Legislative Policy Committee. Selectman Johnson seconded. Motion carried.
5. Adopt General Assistance Appendices (new maximum allowances) for July 1, 2014 to June 30, 2015. Selectman Edgerly made the motion to adopt the General Assistance Appendices – Schedule A as defined by the State of Maine. Selectman Ducharme seconded. This schedule sets the overall maximum level of income an applicant can make in order to be eligible for assistance. Motion carried.
6. Discuss Thomas Street house. Channel 11 would like to stay at Old Point Avenue that is if the Board is planning on keeping the building. If this is the direction the Board is taking, Town Manager Berry

recommends auctioning off the building on Thomas Street. The lot size for the house would be approximately 80' frontage by 140' deep (making it the same lot size as all the other house lots along Thomas Street). Selectman Ducharme suggested we wait until the school building comes down before we do anything-to see the lot without the building first. Town Manager said the building needs work and doesn't recommend holding onto it another winter. Selectman Fortin made a motion to auction off the Thomas Street house with land and establishing a minimum bid price for auctioning. Added to this motion was a condition of sale that the purchaser will add a driveway entrance from Thomas Street. Selectman Ducharme seconded. The minimum bid amount will be decided at the next meeting Motion carried.

7. Discuss business matching grant applications. Tim Curtis said there were 9 applications submitted by the July 11<sup>th</sup> deadline. He passed out some information for the Board to consider when reviewing these applications. There were two projects which were approved in March but of whom did not complete their projects and therefore no funds to be paid to them – Maine Cedar Hot tubs and Campbell's True Value Hardware, a total of \$6,005 to be added to the \$25,000 that's currently allotted for this phase of the grant. These two companies have resubmitted their applications. Note #2 – at least two applications are for projects that may be complete in the next couple of weeks. Our application does not clearly state that projects have to be completed after the grant is awarded. Awarding to businesses that have completed their projects prior to receiving the award was discussed. It was noted that the limited construction season and availability of contractors may pose a hardship for businesses to wait for acceptance of grant relief before starting their project. It was suggested that awards should be accepted or declined by the applicant within a set time period to be determined. It was noted that Selectman Edgerly had quoted a roofing project for one of the applicants and his employer RTD Roofing may have submitted an application, which would be considered a conflict. Selectman Fortin made a motion that Selectman Edgerly not participate in this matching grant selection process. Selectman Ducharme seconded. Motion carried, four in favor.
8. Discuss Economic and Community Development budget. Town Manager Berry gave the Board a list of projects that were accomplished this past year. We paid consultant fees of \$39,000 and received many grants, including the \$180,000 fire grant, or a 3 to 1 return on our investment. Other projects completed by Tim include the Comprehensive Plan, park/playground, electronic sign, website and tax incremental financing plan. Town Manager passed out the budget. Last year's budget was \$66,580 and we spent \$67,854 – Town Manager recommended level funding this budget for 2014 – 2015. Selectman Fortin made a motion to approve \$66,580 out of TIF funds for 2014-2015. Selectman Ducharme seconded. Motion carried.

H. Selectmen's Concerns. **Selectman Edgerly** asked about the sidewalk on Park Street – any reason why it's not finished. Town Manager said we're waiting for gas lines to be laid this fall. Selectman Fortin – on Old Point Avenue there's been a bunch of debris on the side of the road-been there since last Spring. Road Commissioner said that it was put out after Spring clean-up was done. **Selectman Fortin** said we should send the landowner a note to clean up the debris. Selectman Fortin thinks the Board made an incorrect decision to hire a full time person for the Police Department. He doesn't think it was the right thing to do from a taxpayer standpoint. Selectman Fortin would like to make a motion to go back to that and redirect the Town Manager to cover that job with a minimum of 40 hours of coverage for the best financial return to the taxpayers of the Town of Madison. Selectman Fortin voted in the negative and cannot make a motion to rescind the vote. Selectman Johnson said he would like to see the Town Manager hire someone for 20 hours and another part time person for 25 hours, giving more coverage down stairs. Town Manager Berry said we would save the cost of benefits \$15,000 - \$20,000 per year. Selectman Johnson made a motion to look into multiple part time workers up to a minimum of 40 hours per week. Town Manager said there needs to be a motion to reconsider the vote and it has to be made by one of the persons who voted in the affirmative. Selectman Ducharme made a motion to reconsider the vote taken to have a full time person at the Police Department. Selectman Johnson seconded. Motion failed, two in favor, two opposed – Selectmen Edgerly and Veneziano. Job has not been advertised but posted in house. Town Manager is redoing the job description. **Selectman Johnson** asked if we could dredge the boat landing in East Madison. Must be approved/ done by DEP and Army Corp of Engineers. He also

said the bouys aren't in this year - kids are getting into that passageway. Town Manager to contact Calvin Ames of the Lake Association as they put those in. Selectman Johnson is resigning from Channel 11 Board effective immediately. He has not notified Channel 11 Board. Selectmen to wait for recommendation from channel 11 on replacement. **Selectman Ducharme** asked if we could have a sign "Theater Road" placed at the end of the road. It's a private road – they can purchase a sign – Highway can order it for them. Sidewalks are beginning to show signs of grass coming up through. Road Commissioner Mantor said that no one certified to spray with pesticides. If it is a public works function, can't we ask someone from public works to get certified? Road Commissioner said the Town may be able to negotiate it. Storing pesticides may be a concern – maybe at Madison Electric. Tree at the park/playground is being abused by children climbing on it. We need a sign "please don't climb on the tree". Fence with sign suggested. Town Manager to get a sign to hang on tree. **Selectman Veneziano** asked when next ambulance meeting is – Wednesday, July 30<sup>th</sup> in Anson at 7 pm. (usually the last Wednesday of month). He told his fellow Board members that they were all automatically members of the Ambulance Board of Directors – a quorum of three members from Madison (and others from Anson and Starks) is needed to hold a meeting.

I. Citizen's Concerns. None.

J. Executive Session to update the Board on labor negotiations pursuant to 1 M.R.S.A. §405 (6)(d). Selectman Ducharme made a motion to go into executive session. Selectman Edgerly seconded. Motion carried. The Board went into executive session at 8:05 p.m. The Board came out of executive session at 8:30 p.m. with no action taken.

K. Adjournment. Selectman Fortin made a motion to adjourn. Selectman Ducharme seconded. The meeting adjourned at 8:30 p.m.