

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 AVENUE FACILITY, 108 OLD POINT AVENUE, MADISON**  
**Monday, July 28, 2014**  
**6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present were Albert Veneziano, Jack Ducharme, Cyp Johnson, Paul Fortin. Mike Edgerly was absent.
- C. Consent Agenda.
  - 1. Warrants dated: #85 (06/30/14), #1 (07/14/14).  
Payroll Registers dated: Week #29 (07/17/14). Selectman Ducharme made a motion to approve the warrants. Selectman Johnson seconded. Motion carried.
- D. Discuss meeting minutes of June 23, 2014 and July 14, 2014. Selectman Ducharme made a motion to approve the minutes of June 23, 2014. Selectman Johnson seconded. Motion carried. Selectman Fortin questioned July 14<sup>th</sup> minutes: G. 1. middle of paragraph "A water main will need to be added should the Town decide to build a skating rink" – he would like to know who and what was said.
- E. Old business (Selectmen's Concerns from immediately preceding meeting). Selectmen Fortin and Johnson had none. Selectman Ducharme – at the last meeting, Selectman Johnson resigned from the Channel 11 Board and there was no discussion as to why. Selectman Johnson did not have the Treasurer's reports prior to their meetings and was too embarrassed to go to meeting without them. He is not getting financial reports from the office. Bruce Bristow said that Channel 11 is now using Emerson & Associates so it should not be an issue anymore.
- F. Items of Communication.
  - 1. Town Manager had the Board sign a certificate of appointment of Troy Emery to the School Board.
  - 2. Road Commissioner Mantor, Police Chief Moores and Town Manager Berry met with the railroad and DOT on Main Street's railroad tracks. They think they will be able to do some repairs. It should be done in the next couple of weeks.
  - 3. Two 'No Climbing' signs have been received and will be put on each side of the tree at Main Street Park.
  - 4. Sidewalk spraying – Town Manager Berry talked to the State – this requires a special license, a commercial municipal industrial license which is called a 6B License. There's a local contractor with proper license that will visit us this week. We'll get some idea on the cost to do the sidewalks and streets. MEW has a 6A license which allows them to spray the substation and their right-of-ways.
  - 5. There's an update to the Code book. It's in Selectmen's mail boxes.
  - 6. We expect to start paving the week of August 18<sup>th</sup>.
  - 7. We're scheduled to sign the demo contract tomorrow. The Maine Historic Preservation Commission said the Weston Avenue School has been determined eligible for the National Register of Historic Places. They suggested converting it to affordable housing. They would like us to delay the demolition of the school for 90 days to explore viable housing projects for this building. The consensus of the Board is to move forward with the demolition.
  - 8. Town Manager gave an update on Summit's build out for 2014 (in-town areas); they are currently bringing gas to Main Street businesses.

9. Town Manager passed out a draft of a workplace smoking policy for the Board to review for the next meeting.

#### G. New Business.

1. Department head reports: Public Works, Fire, Economic Development. Glen Mantor, Road Commissioner gave the Board a report of work done on the Golf Course Road before the flood. After the storm, they had to redo some of that road. Glen reported on work done to truck #9 sandblasting and painting to extend the lifetime of the truck. They patched in the railroad tracks. After the storm, road repairs were done on River Road and Golf Course Road. They had to do road shoulder repairs and they ran the grader over dirt roads for a few days. They are hauling sand. Selectman Fortin – what was the agreement with Summit on Pine Street, were they going to redo that road? Town Manager – they were waiting to see what it looked like next Spring and plan to shiplap. Selectman Fortin inquired on hiring an engineer for paving bids – has this always been done like this? Road Commissioner said no we used to put together bid specs and put it out to bid. How did we pay Dirigo – from what accounts and how much did they charge us? Town Manager said we paid out of TIF funds for roads in TIF, otherwise out of that project. There was money in each one of the projects for engineering. Town Manager did not know, at this time, how much they charged us for doing the engineering.

Shawn Howard, Fire Chief gave a report on the Fire Department. The month of July has been busy with 33 emergency calls – 9 motor vehicle accidents, 2 water rescue calls, 5 medical calls, 2 fire alarms, 1 vehicle fire, 4 electrical wires down, 2 propane fires, 4 structure fires. Grant update – the federal grant will allow us to purchase 22 SCBAs – the air packs that the firefighters wear, 22 spare bottles to go with them, 30 face pieces and 10 years of maintenance and service plan. Total project cost \$189,300. Town's share is \$9,465 or 5%. Shawn's working on "Wardens Report", an online burning permit program at no cost to the residents – simplifying the process. Fire Department will pay \$78/year to belong to the program. Should be up and running within the next week. The radio tower was struck by lightning during that July 15<sup>th</sup> storm causing the Fire Department to lose communication with Somerset County Com Center. We need to look at some redundant system so that this doesn't happen again. They've tried to repair the tower but there aren't any replacement parts so they're looking to find an old system like ours that has been taken off line to get some of the parts. Otherwise we could see a significant cost to get things up and running. Fire Chief is looking at updating mutual aid agreements with area towns – many benefits for all of us. Town Manager Berry has submitted a claim to MMA for flood damage to roads, fire radio equipment and damages to the Police Department. Selectman Ducharme asked the Fire Chief for a plan on the costs for a communication system.

Tim Curtis, consultant for Economic Development gave the Board the updates to the Comprehensive Plan. Projects were categorized into four areas: business activity, project updates, grant applications and revolving loan/matching grant program. Revolving loans – two loans on the books right now – Kniffin's and Her Little Secret – both are current. Matching grants funds – 17 businesses have received money through this program. Business activity – Angela Buker would like to renovate a rural barn for a wedding business. A dentist is considering locating a preventive dentistry business two days per week in Madison. Old Weston Auto building on corner of Maple and Main Street is back on the market for sale. Communicating with businesses along the 201 corridor for future development was suggested. Project updates – the website has been up for about a week, working out some of the issues. We set out business surveys regarding the business friendly project – state certification – applications are due in September. Other projects – river trail expansion – working with the National Park Service to expand river trails that were at one point started and developed by Madison Paper; East Madison Boat Landing – he put in an application to get a site visit to see if that project would qualify for State grant funding; Tim encouraged the Board to move forward on a sidewalk project – sidewalks to be inventoried and prioritized based upon condition. Tim talked about altering the grant project to redesign the sidewalk on Main Street by Hagopian's pit. Hagopian's property was discussed – the fill he put in twice (because it was washed out), the slope and does it meet the standards for code enforcement. Road Commissioner talked about past flood – recommendation at that time was drilling

horizontally from the Police Department out to Main Street tying back into the State's storm water system. The system was too small to handle that amount of water in that period of time and they wanted a storm water study done on the area that drained down on Main Street. That storm water eventually goes into Jones Brook. To solve that problem, the drainage system will need to be increased in size. It has flooded 4 times. Selectman Fortin asked about removing the fence (at Hagopians). Town Manager Berry did not know if it would be down before Madison Anson Days. He would like an update at the next meeting. The Board will meet with Bob Dunphy at the next meeting. Town Manager will work with Sanitary and Road Commissioner to discuss water problem.

2. Discuss tax abatement request of John W. Short for 2011 and 2012 taxes (Map 32, Lot 6). William VanTuinen recommended abating taxes for 2011 - \$287.63 and 2012 - \$291.31. Selectman Fortin made a motion to approve the abatement to John W. Short for 2011 taxes in the amount of \$287.63 and for 2012 taxes in the amount of \$291.31. Selectman Johnson seconded. Account #1792. Motion carried.
3. Discuss Matching Grant awards. Applications were scored. Tim Curtis has a summary sheet which summarizes all the scores from highest to lowest. There were 9 applications (top scoring to lowest) are: 1) Cedar Hot Tubs, 2) M & M Ice Cream, 3) Bob's Cash Fuel, 4) R & B Home Source, 5) Campbell's True Value, 6) Country Greenery, 7) Economy Guns, 8) Her Little Secret and 9) RTD Enterprises. We have a total of \$31,005 to distribute. Selectman Fortin made a motion to award bids to the first 5 businesses for \$5,000 each and to #6-Country Greenery for \$3,811, a total of \$28,811. Selectmen Ducharme seconded. Selectman Ducharme asked about M & M Ice Cream – he questioned the fact that their business isn't open yet. Modifying application forms to address concerns suggested. Motion carried. The intent of the Board is to roll over the remaining balance until next spring.
4. Appoint Channel 11 board member. Selectman Ducharme nominated Cyp Johnson to rejoin the Channel 11 Board. Selectman Fortin seconded. Motion carried.
5. Discuss Thomas Street minimum bid. Town Manager Berry spoke to Adrian Harris, Auctioneer. He looked at some comps which ranged from \$30,000 - \$80,000. He thought a minimum bid of \$30,000 is reasonable. That building does need some work – new roof, driveway and probably a new heating system. The lot size is 80' x (112' – 115')- to be marked out. Selectman Ducharme made a motion to set the minimum bid at \$30,000. Selectman Fortin seconded. Motion carried.
6. Discuss flooding of Police Department. Town Manager showed the Board some pictures of damage to inside of building as well as cracks in the foundation. He and Chief Moores have discussed sealing up the existing door (doing whatever we could to make that water tight), moving the entrance to the back door, cutting a doorway in the concrete wall (where the Chief's office is now), and rearrange the offices downstairs. Chief Moores' concern is if we block that door is there going to be preventative regulations on access and regress out of that office space. An escape window where the to-be-sealed door is was mentioned. Storage trailers and an office trailer have been temporarily set up. Sheetrock has been removed from the walls up 3' from the floor in all offices, flooring will be replaced, and mold on the walls will need to be sealed somehow.
7. Review hiring process. Town Manager wanted to review the duties and responsibilities of the Board and of the Town Manager. Town Manager responsibility is to hire, appoint, supervise and control all of the official, subordinates and assistants. Town Manager said the Board may meet with the potential applicants prior to the job offer being made. Town Manager has two interviews scheduled for Wednesday. Selectman Ducharme noted that he had brought this up with the intent to explore other ways to hire someone since the first two attempts were unsuccessful. Town Manager is looking at it a different way – past hires had come from smaller municipalities with government experience. This round is focused on those applicants with general accounting experience. Selectman Fortin said that in prior years there's been a hiring committee consisting of one or two Board members and department heads, etc. No action taken.

8. Discuss boards and committees. We still have some board vacancies to fill so the Town Manager recommended taking up appointments at the next meeting – exception of Planning Board – as an active Board, we need to make these reappointments in order for the Board to function. Town Manager recommended reappointing members of the Planning Board – Mark Doty, Mary Tomlinson and Marc Leslie. The Board suggested asking new applicants to the Advisory Board to come to the Selectmen’s Meeting to meet the Board.

H. Selectmen’s Concerns. **Selectman Fortin:** East Madison Store – how are we paying for the demo? Town Manager said TIF – that project was listed in the amendment. Any word from the Assessor’s on the value of Madison Paper? Town Manager spoke with Bill VanTuinen; he’s going to have an Assessor’s meeting next week to talk about the Mill and Summit’s valuation. The article in the newspaper last Saturday regarding the court case - he asked the Town Manager to forward by email to the Board members any information received on the case – giving advance notice prior to reading it in the paper. Any word on the Congo Church? They are planning to have an open house during Madison Anson Days to get more exposure and solicit ideas on how to save the building. The membership of the church will disburse. Are we planning on having a transfer station/recycling meeting any time soon? Town Manager will try to schedule a meeting in the next 30 days. Selectman Fortin asked the Town Manager/Economic Development consultant to develop a possible list of goals for the Board to be working on. **Selectman Johnson** asked if we’ve done anything about the weed control on the sidewalks. Town Manager is meeting with Lynch Landscaping who’s licensed – as noted earlier - to see if it’s cost effective. Why can’t we spray weed killer? We can’t use weed killer on public/commercial properties unless you’re licensed. **Selectman Ducharme** inquired about a tree on the corner of Houghton Street and Weston Avenue at George Weston’s house that fell down. That tree didn’t hit anyone but there’s another tree (at the edge of that driveway) that is rotting out and may easily come down with next wind storm. The Tree Warden needs to look at it. Town Manager said we have a vacancy for a Tree Warden – Keith Blackwell can’t do it because of health reasons. Road Commissioner assuming this position mentioned. **Selectman Veneziano** asked about the Junior Triathlon coming up – based upon what happened last week, still feel comfortable doing it? Tim Curtis said it will be a controlled environment for the event with fire and rescue people on site.

Town Manager announced that Highway Department signed a three year contract with the Town from July 1, 2014 through June 30, 2017.

- I. Citizen’s Concerns. Mr. Shibley is excited to bring propane auto gas into Town and he thanked the Board for the matching grant award.
- J. Executive Session to update the Board on labor negotiations pursuant to 1 M.R.S.A. §405 (6)(d). Selectman Johnson made a motion to go into executive session. Selectman Ducharme seconded. The Board went into executive session at 8:12 p.m. The Board came out of executive session at 8:34 p.m. Selectman Ducharme made a motion to ratify the agreement between the Town of Madison and Local S89 District Lodge 4 International Association of Machinists and Aerospace Workers (IAMAW), the Highway Division. Selectman Fortin seconded. The term of the contract will be from July 1, 2014 to June 30, 2017. Motion carried.
- K. Adjournment. Selectman Fortin made a motion to adjourn. Selectman Ducharme seconded. The meeting adjourned at 8:36 p.m.