

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  
Tuesday, June 3, 2014  
6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present were Albert Veneziano, Jack Ducharme, Bruce Bristow, Cyp Johnson. Paul Fortin arrived late.
- C. Consent Agenda.
  - 1. Warrants dated: #73 (05/12/14), #74 (05/19/14), #75 (05/19/14). Payroll Registers dated: Week #20 (05/15/14), #21 (05/22/14), #22 (05/19/14). Selectman Bristow made a motion to accept the warrants. Selectman Ducharme seconded. Motion carried.
- D. Discuss meeting minutes of May 12, 2014. Selectman Bristow made a motion to accept the minutes. Selectman Johnson seconded. Motion carried.
- E. Old business (Selectmen's Concerns from immediately preceding meeting). None.
- F. Items of Communication.
  - 1. State has approved the Town's Comprehensive Plan. Now it will go before the voters.
  - 2. Representative Ann Dorney would like an opportunity to speak at Town Meeting on some local initiatives she's been working on. The consensus of the Board was not in favor of her speaking at Town Meeting but rather at a meeting of the Board of Selectmen.
  - 3. County budget - Public hearing on county budget on June 16 in the Superior Court room at the courthouse at 6 p.m.
  - 4. Bids for the demo of the Weston Avenue School and East Madison Store were published yesterday. A pre-bid meeting has been scheduled for June 12 at each facility. The paving bid went out as well. The bid openings will be June 25<sup>th</sup> at Old Point Avenue - 11 am for Paving, and 1 pm for demo.
  - 5. Maple Street finish coat paving has been done so that project is completed.
  - 6. Auditors were here today to review where we are this year with some of the changes we've had in personnel and to do some preliminary work for the audit. The Manager said he would like to stay with the current auditor this year because of the changes in the finance office and recommended that the Town go out to bid for auditing services next year.
  - 7. Benches are installed and bike racks will be installed at the park/playground.
  - 8. Monday, June 30<sup>th</sup> at 12:00 we will be closing the Town Office to the public. This will allow the staff to close out the books for year end.
  - 9. Richard Bartlett has served on the MMA legislative policy committee for a number of years and he has decided not to seek another 2-year term. There are two representatives from our District (Jackman over to Pittsfield, down to Smithfield) – if the Board knows of anyone who might be interested in serving, let Town Manager know.
  - 10. Tourism council will be having a brunch at the Lakewood Inn Restaurant in the next several weeks.
  - 11. Per request, Selectman Johnson, Code Officer Dunphy and Town Manager Berry visited a Naomi Avenue property. The Town is taking action.
  - 12. Town Manager attended a Judicial Hearing in Bangor – results had been previously discussed with Board members.

## G. New Business.

1. Public hearing to discuss acceptance of a Micro-Enterprise Assistance CDBG Grant in the amount of \$25,000. Tim Curtis asked the public to sign in on an attendance sheet. On March 24, the Town held a public hearing, to discuss applying for the grant, which comes under HUD. The recipient of the grant is property at 87 Main Street owned by Robert Hagopian. The Town's application was approved and we've been invited back for Phase II - Project Development. Local legislative approval (Town Meeting) is the next step in the process. Tim said the project entails removing the debris from the side of the Blackwell Building and filling in that pit area to be level with the sidewalk. Funding the project is as follows: \$25,000 from CDBG block grant funds, \$2,200 in local funds, a \$15,000 in-kind donation from public works and a \$3,500 contribution from the property owner. Property owner retains ownership of the property. Once local approval is granted, the process for completing the project was reviewed. Questions/comments – will Mr Hagopian be required to build a fence by the sidewalk when done? Code Enforcement will guide us. No more questions. Public hearing was closed.
2. Discussion on crosswalks in the downtown area. Guidelines on crosswalks were reviewed by the Town Manager and Road Commissioner. Manager proposes to eliminate the crosswalks below Reny's and up by Bangor Savings and install a new crosswalk in front of Reny's and Campbell's True Value Hardware. This would eliminate two parking spots on both sides of the street. The Manager also suggested that we install a flashing crosswalk light. The consensus of the Board was to leave the crosswalks where they are unless DOT has a better recommendation.
3. Discuss Junior Triathlon for Madison-Anson Days. Tim Curtis was approached by Kristie LeBlanc of the Recreation Committee about an event. She participated in the Somerset Sports Triathlon last year. Several participants thought it would be nice to have a youth Triathlon – swim, bike and run. A proposed route has been developed and has been recommended by the Rec Department. The event is proposed to be held on the Sunday during Madison/Anson Days, starting at 4 pm. This would be a Town-sponsored event and would fall under our liability insurance. Selectman Johnson made a motion to endorse this event. Selectman Fortin seconded. Motion carried.
4. Discuss Recycling Contract. The Town Manager said that he is now ready to begin looking into cost effective alternatives for recycling however, the process may be lengthy. He recommended extending the recycling contract for a 12 month period. Selectman Fortin was not interested in signing a contract until the valuation of the mill was known. A rolling contract from month to month was preferred at this time.
5. Discuss Town-owned property and Congregational Church. The Town Manager had a contractor look at remodeling the new part of Old Point Avenue – an estimate of \$200,000. If we built a Public Safety building at Weston Avenue between the current Office building and the property line to house fire and ambulance, we could possibly make it big enough to move the police department into a bay and offices until such time as the fire department needed to expand – TIF funds could be used for fire/ambulance. By moving those two entities, it would provide ample storage for the existing Town Office down stairs in what is now the police department. Chairman Veneziano asked for any comments before discussing the Congo church. Selectman Johnson made a motion to table this (Congo Church) until after Town Meeting and have a public hearing on it. Died for lack of a second. Selectman Fortin asked if we could put a welcome center at the Old Point Avenue building and have it paid for by TIF funds. Town Manager said under the new agreement, we might be able to do that. Selectman Fortin does not support taking on the Congregational Church at the taxpayer's expense for the next 25 years. Selectmen want the Town Manager to explore putting a tourism center here at Old Point Avenue, add a handicap ramp, and put this building in the TIF district. Selectman Fortin made a motion not to take ownership of the congregational church. Selectman Johnson seconded. Selectman Ducharme believes we should get input from the public (schedule a public hearing) to keep the church from being torn down or sold. Selectman Fortin amended his motion to include that the Town will facilitate a public

hearing to help them keep their church. Selectman Johnson agreed to the modified second. Motion carried.

6. Discuss Tax acquired Property. The Town Manager has put together a packet: 26 Perkins Street is a mobile home – the old Verne Berry property, 1676 Lakewood Road – the former Jeannie Hatchey property; 24 Martins Road – off River Road – is a building only – the former owner was Suzanne Martins; and the last piece of property is off Business Park Drive – lot 63K – formerly owned by Ken Peters. Selectman Bristow made a motion to put 26 Perkins Street and 1676 Lakewood Road out to bid. Selectman Fortin seconded. Motion carried. The recommendation of the Town Manager on the Martins Road shell of a building is to sell the building back to the land owner for \$1 and waive the remaining balance due on the back taxes. Town Manager to check with Attorney Laurie Blaisdell before making the offer. Town Manager is recommending that we hold onto the property near the business park. It doesn't have an covenants. Selectman Ducharme made a motion to sell Lot 63K (Business Park Drive property). Selectman Fortin seconded. Motion carried, four in favor, one opposed. It was not clear who was opposed. Town Manager wants to put some equipment (highway's old loader for one) up for auction at the same time as the property.
7. Review Town Meeting material and handouts. Town Manager passed out several handouts: school, county, local taxes information to go into graph format, comparison of budgets, payroll, project summary for the approved TIF list, 5 year Capital Plan for TIF/other roads, TIF revenue/expense summary by year (balance). Selectman Ducharme suggested a financial recap of the park/playground. Tim Curtis passed out a summary of the status of the revolving loan and matching grant programs.
8. Review Website. Tim Curtis gave the presentation. He reminded the Board that they had approved the Town to go with a large regional company that does municipal websites. The Town chose a local person out of Oakland who had done KVCOG's website, Matt Hunt of A 2 Z Computing. The annual hosting fee will be \$325 per year instead of the quoted \$1,500 – a significant savings to the Town. Matt has built this site from scratch. We are ready to go live within a week or so. Selectman Fortin wanted to locate taxes easier. We are redirected to another site – Trio and are limited to their navigation. Selectman Ducharme thought the "How do I" section was clunky. Selectman Ducharme will forward his notes of comments about the website to Dana's email.
- H. Selectmen's Concerns. Selectman Bristow had no concerns. Selectman Fortin would like the Board to direct the Town Manager not to spend any money that we do not have to spend starting July 1st until we find out what is happening with Madison Paper. If it's TIF, go ahead. Town Manager inquired about Ingalls and Boardman roads – will need to discuss further. Selectman Johnson had no concerns. Selectman Ducharme asked if the Manager had a chance to speak with the Davis's on Henderson Street about the location of the port-a-potty. He thinks we should listen to their concerns and see if there is an alternative place for it. Selectman Johnson suggested placing an L shaped blockade to hide it from view. He also questioned the sewer repair at this building – help with the repair costs. No, they are a non-profit and don't have the funds. Town Manager Berry thought we spent about \$1,800. Selectman Veneziano had no concerns.
- I. Citizen's Concerns. Shirley Vigneault passed out a handout regarding preserving Madison and the Historical Society.
- J. Executive Session to discuss labor negotiations pursuant to 1 M.R.S.A. 405 (6) (D). Selectman Ducharme made a motion to go into executive session. Selectman Johnson seconded. The Board went into executive session at 8:18 p.m. The Board came out of executive session at 9:11 p.m. Selectman Fortin made a motion that Jack Ducharme and Cyp Johnson represent the Board on negotiations with the Administrative team. Selectman Bristow seconded. Motion carried.
- K. Adjournment. Selectman Ducharme made a motion to adjourn. Selectman Bristow seconded. The meeting adjourned at 9:14 p.m.