

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 Ave School Meeting Room (108 Old Point Ave)
Monday May 23, 2016
6:30 p.m.**

- A. Salute to the flag: Meeting was called to order at 630pm.
- B. Roll Call: Selectmen present were Al Veneziano, Jack Ducharme, Paul Fortin, and Cyp Johnson. Mike Edgerly was absent.
- C. Consent Agenda: Warrants Dated: #32 (5/9/2016 - \$115,731.61); Payroll Registers: #19 (5/12/2016 - \$12,230.05). # 20 (5/19/2016 - \$9,403.34) Motion to approve by Mr. Johnson, seconded by Mr. Ducharme. Motion carries 4-0.
- D. Discuss acceptance of meeting minutes of May 9, 2016. Motion to approve by Mr. Fortin, seconded by Mr. Johnson. Motion carries 4-0.
- E. Old business (Selectmen's Concerns from immediately preceding meeting): Mr. Johnson mentioned that it was suggested to him that the American Flag be moved to a more prominent place in the front of the meeting room.
- F. Items of Communication:

Town Manager Tim Curtis informed the Board that the DOT has conducted Speed Testing on the E Madison Road and will let the Town know of any changes to the current 25MPH zone near the village area. Mr. Veneziano asked who residents should contact if they disagree with the State's decision on the speed limit. The Town Manager said they could call the Town Office and they would be put in touch with the DOT office in Dixfield.

For the second year in a row MSAD74 is able to offer a Free Lunch Program for any group willing to participate in Madison and Anson.

Raymond Soucy will receive his recognition and Town Report Dedication at the beginning of this year's Town Meeting on June 13th.

Town Manager Curtis reminded the Board that the School Budget Referendum Vote is tomorrow, as is our practice the School District pays for the costs of holding a special election separate from the June Local Elections.

The Town Office will be closed on Monday May 30th for Memorial Day.

Current Checkbook Balance is \$1.4M with three more school payments (\$1.24M) to go before Sept 15th.

- G. New Business

1. Discuss Paving Bids: The Town received a total of 6 bids for paving projects with a low of \$343K to a high of \$407K. Road Commissioner Glen Mantor has reviewed the bids and made calls to confirm the ability get the work done and he feels that Bard Paving could accomplish the job to the Town standards. Motion by Mr. Fortin to accept the bid of \$343,710 from Bard Paving to road projects this summer, subject to Town Meeting approval of the municipal budget, seconded by Mr. Johnson. Mr. Veneziano asked when the work would be done. The Road Commissioner said prep work would start soon, but paving would be this summer. Motion carries 4-0.
2. Discuss Tax Acquired Property (Title Search/Minimums): The Town Manager reviewed the properties set to go to auction on Friday June 3 and asked for some direction on minimums. The 53 acres off Adams Road was questioned as to the value of \$300 per acre. Mr. Johnson asked if there was wood to be harvested. Jeff Wright, who owns abutting property said most of the wood has been cut and the land is mostly wetland with no easy access from the road. Mr. Fortin asked the Town Manager what he thought, Town Manager Curtis said from what he has heard he doesn't expect the land to bring more than \$100 per acre. Road Commissioner Glen Mantor offered to take Mr. Fortin out to see the land next week and report back to the Town Manager before the auction.

The properties on Sugarloaf Lane are unique to come to the Town for non-payment of taxes. The minimum bid of \$15,000 is approximately 50% of assessed value. The Town Manager asked what to do if the minimum is not met. The Board is willing to hold to that figure on those properties, keeping in mind that the Town will lose money in the process of cleaning up other properties.

Town Manager Curtis updated the Board on 51 John Street. The residents have moved out and the cleanup process will begin in the next week or so. After that the Town Manager will have the building assessed to determine if it should be torn down.

The Town Manager also mentioned that although staff had looked into titles on the Registry of Deeds to prepare for the auction, should the Town consider paying a lawyer for a title search in the future. Selectman Ducharme said that the buyer should be responsible for searching the title for any property they intend to purchase.

The Town Manager updated the board on the other properties that are in the process of catching up on back taxes (84 Pine, 32 Naomi, & 888 Lakewood Road). Mr. Fortin asked how the process of cleaning up 84 Pine was going. The Town Manager said some of the items have been addressed and the owner is making payments each month to bring taxes in line.

3. Discuss 'Toll Bridge' fundraisers: The Town Manager shared Sheriff Lancaster's thoughts about the VFW holding a fundraiser on the Madison/Anson Bridge this Saturday. Town Manager Curtis wanted the Boards thoughts on future fundraisers of this nature. Mr. Veneziano asked for a policy to be developed that would determine the number of such fundraisers allowed per year and the type of charity eligible. The Town Manager will report back at the next meeting.
4. Discuss waste disposal project with Sanitary District/Backyard Farms: Dale Clark with the Anson/Madison Sanitary District shared plans that are in the works for Sanitary to treat plant waste from Backyard Farms. Currently BYF disposes of about 3000 tons of plant waste per year. Sanitary could remove the liquid and reduce the amount that goes to landfill by about 95%. This would decrease costs for BYF and increase some revenue for the Sanitary District. Dale asked if the Board would be willing to use TIF funds to help secure some of the necessary equipment to make this project work. The Board would like the Town Manager to meet with Dale and BYF CEO Stuart Jablon to work out the details and report back.
5. Discuss Town Meeting Handouts: The Town Manager prepared some comments for Town Meeting along with handouts regarding salaries and benefits and explanations of all the proposed ordinance changes. The Board reviewed the talking points about the closing of Madison Paper and the impact on taxes. The Town Manager said there will not be any specific numbers to share regarding valuation and

taxation, but that people should be prepared to see the tax rate go up. Mr. Fortin wanted to make sure that the use of approved TIF revenue to reduce the municipal budget. Mr. Veneziano questioned the use of arrows that may cause confusion as to what is happening with the valuation, especially if we won't have details to discuss. Mr. Ducharme encouraged the explanation of the impact of changes to the Homestead Exemption.

The Town Manager will also talk about the goal of providing excellent services for a competitive tax rate. Talking points include the improvements of the schools state and national rankings, the changes to policing under the Sheriff's Office, Property Maintenance, and changes to the recycling program. Mr. Veneziano asked that a talking point on recreation amenities be added.

- H. Selectmen's Concerns: Chairman Veneziano said he has been assured that the Forest Hills and Bridge Cemeteries will be mowed by Memorial Day. Selectman Ducharme wanted to make sure that the Board would vote to approve any changes in salary for Town Employees. The Town Manager will make sure it is on the June 27 agenda.
- I. Citizen's Concerns: Chris LeBlanc gave a spring sports update and stressed the need to upgrade some of the recreation facilities. The Board suggested that Chris work with the Town Manager to determine a 5 year capital improvement plan for the facilities. Mr. Fortin asked if they could be included as capital projects. The Town Manager said most likely and that a plan would also be helpful in applying for grants for recreation improvements.
- J. Adjournment. Motion to adjourn at 7:40pm.