

Board of Selectmen meeting – November 24, 2014

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, November 24, 2014
6:30 p.m.**

- A. Salute to the flag. Done.
- B. Roll Call. Present were Albert Veneziano, Jack Ducharme, Cyp Johnson, Mike Edgerly. Selectman Fortin was absent.
- C. Consent Agenda.
 - 1. Warrants dated: #13 (10/27/14 - \$1,688,618.95), #14 (10/27/14 - \$5,340.94), #15 (11/10/14 - \$62,746.44), #16 (11/12/14 - \$56,011.40). Payroll Registers dated: Week #44 (10/30/14 - \$20,284.24), #45 (11/06/14 - \$18,777.82), #46 (11/13/14 - \$17,514.54). Selectman Johnson made a motion to accept. Selectman Edgerly seconded. Motion carried.
- D. Discuss meeting minutes of November 10, 2014. Selectman Ducharme made a motion to approve the minutes. Selectman Edgerly seconded. Motion carried.
- E. Old business (Selectmen's Concerns from immediately preceding meeting). None.
- F. Items of Communication.
 - 1. The Town had sold a piece of tax acquired property in the business park. At the time of the sale there were IRS liens on it. The sale was subject to the ability of the purchaser to get those liens released. He could not do that. The auctioneer suggested that we give him back his deposit and reclaim the property. Selectman Johnson made a motion to return the deposit to Robert B. Poulin. Selectman Edgerly seconded. In return for that, we should get a quitclaim deed back from Mr. Poulin. Motion carried.
 - 2. We received a letter from Maine Emergency Management Agency who's updating the dam owner contact list. Bob Dunphy and Glen Mantor will be working on updating the list.
 - 3. We received a letter from Maine DOT. They will be paving portions of Routes 8, 43, 148 and 201A (from in-town, Park Street out to Golf Course Road) next summer.
 - 4. Quitclaim Deed to release property to Melissa Potvin. Selectman Ducharme made a motion to release the property because the taxes have been paid. Selectman Edgerly seconded. Motion carried.
- G. New Business.
 - 1. Discuss loan proposal for Skowhegan Savings and Bangor Savings. John Moore representing Bangor Savings Bank was present to discuss borrowing. He stated that the best advice comes from a community's bond council. Madison uses Bernstein, Shurs' attorney, Lee Bragg. They do the actual loan documents. Municipalities can borrow long term from two sources: 1) Maine Municipal Bond Bank and 2) private placement through the bank or flexible line of credit. The Statutes required that it be at a taxable interest rate as it is working capital. They proposed a 6-year combination of two different loans. A 3-year period that allows the Town to use money and pay it down on a reoccurring basis (flexible period) and then a 3-year payback period on the actual amount that was outstanding at the

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end of the initial 3 years. They prepared two amortization schedules. Interest was quoted at a fixed rate of 3.19%. They do require that bond council prepare the documents. Bangor Savings will hold their rate for another month. A condition of this deal is that the Town retains their accounts with them.

Skowhegan Savings Bank's Vickie Alward recapped their proposal – a 7-year proposal to allow for state valuation to recognize the devaluation. The Town does have the availability for a TAN of \$700,000 to help with short cash flow months – at a tax exempt rate for one year out at 1%. On the deposit side, they were able to look at the four operating accounts, sweeping out the main account. They do not charge service fees – a monthly savings to the Town of about \$125. Anything over their FDIC insurance limits, they do provide documentation for our auditors stating that the Town would be covered 100%.

Selectman Ducharme asked about the turnaround time for the loan. Skowhegan Savings Bank would be roughly two weeks. Bangor Savings said we are already approved, it would just require our bond council to prepare the documents. Same goes for Skowhegan Savings Bank.

Bangor Savings state that the Town always has the ability to do a Tax Anticipation Note for 5% of the previous year's budget plus any deficiency based upon a cash flow spread. That can be done by vote of the Board of Selectmen. Rates are about 1%.

2. Discussion with Skowhegan Board of Selectmen. Fire Protection was discussed with joint Fire Chief Shawn Howard. Consolidation, group purchases, fire truck purchases, other benefits (NFPA standards) were discussed. We have 30 fire fighters on each of the Madison and Skowhegan departments of which, 11 are members of both towns. Mutual aid is when we request services from a neighboring community. Automatic aid is where we've done pre-planning for a certain area of town or a certain type of emergency where we don't have to make that call, it's done automatically through dispatch. Studying past fires for response times, types of equipment responding to scene, etc. were suggested. Combined firefighter training was discussed. Sharing programs/cross-over was mentioned. Keeping it equitable was mentioned. Selectman Ducharme asked for a list of simple operational changes that could be implemented for discussion and consideration by the beginning of February. Short and long-term goals (12month, 3 year and 5 year plans) was suggested.

Legislative update: Bill VanTuinen spoke – each town has a substantial amount of lost valuation due to obsolescence in the paper industry. We would benefit by working with a lobbying firm to help us present and advocate our position to the State Legislature and the Governor's Office. With education funding, if we attack or criticize the law that's in place with a general request that the law be changed, many towns are going to notice it and be opposed to it (our higher state valuation means less education funding to us and more education funding to other towns). Bill thinks the legislature is less likely to oppose it if it is considered as a Resolution to assist two towns that are in a pretty rough situation of considerable losses in valuation due to a negative performance in the paper industry. There are ways to approach it that might only have to go through one legislative committee – the taxation committee as opposed to both taxation and education committees. If we can streamline the process, it'll help us out. Skowhegan has appropriated \$300,000 to fight this situation with SAPPI – however on an expected tax abatement appeal. A Board member believes there are only 5 legislative districts that are affected with this problem, which is a small number and may not be enough to affect change at the Legislature. Bill said that this is not unprecedented. There are several occasions over the years where towns have approached the legislature after a loss in valuation and the legislature has addressed the problem by directing Maine Revenue Services to utilize a lower valuation. Bill VanTuinen and Selectman Ducharme met with a lobbyist firm. The cost for retaining a lobbyist firm for the Town of Madison was \$24,000. Skowhegan felt the joint boards should talk with legislative representatives to get their opinion on a Resolve/law change. If we're going to get this done, we need to have language drafted and submitted to the Revisor's Office by December 15th. They asked the Skowhegan Town Manager to coordinate a meeting with Representative McCabe, Senator

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Whittemore, Representatives Farrin and Dunphy. She'll communicate the meeting date to Selectman Ducharme. Skowhegan remains open to the idea of hiring a lobbyist but want to talk to legislators first.

Who would draft the language? The Revisor's Office will draft the language. We do have some prospective language for a Resolve on the two major issues – Physical Capacity for Education Funding issue and the Loss of Valuation issue.

Purchasing – getting the area town managers together on a regular (monthly) basis to discuss combined services was mentioned.

3. Discuss playground sign. Gary York can create a 2' x 3' sign which recognizes the contributors of the playground to be located at the playground in the Spring. The cost of the sign is \$200. Selectman Johnson made a motion to authorize the sign. Selectman Edgerly seconded. Motion carried. The cost of the sign comes from TIF.
4. Update on Weston Avenue/ East Madison. The project has been completed. The project had a completion date of October 27, 2014 and the project was substantially completed on November 10, 2014 or 14 days past the contract date. We have incurred additional expenses from Dirigo – around \$1,100 for them to make additional trips to check the status of work beyond the contract completion date. Liquidated damages – Dirigo needs instructions on whether to pursue the delay (penalty) which is \$7,000. Selectman Edgerly brought the Boards attention to Section 403 of the contract. We don't have to show them a financial loss to impose the penalty. We'll be holding the retainage plus the \$7,000 caused by the delay. The ground was not given proper time to cure so that we can do the ground work for the ice rink as was previously planned. So we do not know what additional expenses we might incur. The Board agreed to pursue this to the fullest.

The East Madison project is finished.

5. Discuss Ice Rink. We've been cautioned by Dirigo that whatever we disturb that the contractor has done, we're releasing the contractor from the grass growing. Jay Watt drew up some elevations and size. Factoring making 4" of ice at the highest spot (where the building was), we'll have to raise up the low spots by 31". On the other side by the old swing set, the high spot is in the middle, so we would need to raise it 7" all around it. This would be the same size as the front piece, maybe 15' wider. They went pretty close to the line so we need to think about snow removal. Chairman Veneziano asked what the cost would be to get the front piece up and running. Water, lights, don't have the answer.

At Thomas Street, it's a small rink (111' x 75'). We can't come down the hill as the elevation change is too high. If we use that berm on the north end and put it on the west side over towards East Houghton Street, we gain another 135'. The elevation is pretty close.

With Main Street one, the elevation is quite a bit off. It's a little smaller than what we have now. And it has the drain in the middle. High spot to low spot is 30".

With the work that needs to be done, the question is will there be time enough to do it. Road Commissioner Mantor said that he cannot dedicate his crew to the project and any work would be weather permitting. He said that we would need to rent a bulldozer to work up there (Weston Avenue). The consensus of the Board was to put it out by the road. Selectman Ducharme made a motion to move forward with the ice skating rink, put it in the front, and make it as big as we can. Selectman Johnson seconded. Motion carried.

6. Approve signing of "Dam Owner" form. Done.
7. Discuss Solid Waste/Waste Management. Tabled.

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- H. Selectmen's Concerns. **Selectman Edgerly** had a question about "The Pines" not being maintained this summer. Selectman Ducharme stated that it hasn't been maintained because there's a lot of poison ivy down there. Spraying was held off until next Spring due to budgets. The Board was not sure if it was included in the mowing contract but will look at all contracts in the spring. **Selectman Johnson** had no concerns. **Selectman Ducharme** asked Selectman Edgerly about the hump at the edge of Ward Hill and Town of Norridgewock. B & B has completed their contract and their pay rec has been approved by Dirigo. The contract was to the Town line. The issue was basically 60' of road into Norridgewock which needs to be paved. B & B quoted \$3,000 to repair. The Town authorized Fine Line Paving to overlay about 60' to remedy the 2" gap left by B & B. Selectman Ducharme mentioned that Fire Chief Howard would like to apply for an AFG grant to be written by Economic Development Consultant. The grant will be for a diesel exhaust capture system for both stations. This is a priority for AFG funding. It may become a mandatory safety measure in fire stations in the foreseeable future. The quote for Company #1 is \$31,600 and Company #2 - \$25,500, for a total project cost of \$57,100. The Town would be responsible for 5% of that project cost - \$2,855 which would be paid for by TIF funds. Selectman Ducharme would like to know the cost to write the grant. Selectman Ducharme made a motion to support applying for the AFG Grant (Fire Chief to give the Board the cost to write the grant), funds to come from TIF. Selectman Johnson seconded. Motion carried. **Selectman Veneziano** thanked the Fire Departments for their great response and fine work with the fire at Campbell's Lumber yard.
- I. Citizen's Concerns. Kathy Estes reported that Lisa LeChance and Shawna Albert will take the lead for Madison Anson Days planning. They asked for Board representation. Selectman Edgerly will try to attend the meetings. The next meeting will be December 10th at 4 p.m. end.
- J. Adjournment. Selectman Johnson made a motion to adjourn. Selectman Ducharme seconded. The meeting adjourned at 8:35 p.m.