

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 School Meeting Room
Monday November 2, 2015
6:30 p.m.**

- A. Salute to the flag.
- B. Roll Call. All Selectmen are Present.
- C. Consent Agenda:
 - A/P Warrants dated: #10 (10/9/15 - \$130,028.38); #11 (10/26/15 - \$1,192,200.82); #12 (10/26/15 - \$2,047.75); Payroll Registers dated: #42 (10/15/15 \$11,345.81); #43 (10/22/15 \$18,033.33); #44 (10/29/15 \$11,158.33) Selectmen Edgerly made a motion to accept the warrants, Selectmen Fortin Seconded the motion, all in favor, motion was carried.
- D. Discuss acceptance of meeting minutes of October 12th, 2015. Selectmen Ducharme pointed out that the Minutes of approval should have read October 12th, 2015 not September 28. Selectmen Edgerly made a motion to accept, Selectmen Johnson seconded, all in favor, motion was carried.
- E. Old Business (Selectmen's Concerns from immediately preceding meeting). None
- F. Items of Communication.
 - 1. Town Manager Curtis discussed information regarding the two tax acquired properties; The tenants that were inhabiting 170 Old Point Ave were in the process of moving on Friday. Town Manager Curtis still went to the court date set for Friday to get the judgment. A walk through was had by Glen and Mr. Curtis, the residence was left it in decent shape. Selectmen had concerns about pipes and maintenance to the property since there was no electricity meter and the oil tank was empty. Town Manager Curtis agreed to check the water before locking up the property.

Town Manager Curtis discussed 400 Main Street about how it should be ready to sell after December 3rd - that will be the end of the 90 day waiting period.
 - 2. Town Manager Curtis reminded the board that the annual Legislative Breakfast that was being put on by Somerset County Economic Development at the American Legion Friday November 13 at 730 am and the focus of that meeting will be on energy, he plans on attending that function.
 - 3. Open enrollment for Town employee healthcare options open November 15th, the Town plans to offer the same plan for the current year and two lower price options. MMA has sent new figures. Currently 10 employees use the health insurance benefit.
 - 4. Of the seven individuals interviewed for deputy positions, two were offered full time positions and a reserve position was given to the third individual. Both full time officers are college graduates with degrees in Criminology and go before the County Commissions to be sworn in. The deputies will stay for three weeks training and then go to Madison for a week to be trained and then they will be on the job.

5. Update on finances. Current checkbook balance is \$1.5 million, compared to \$2.5 million at this time last year. Revenues from property taxes are right on schedule with \$3.7 million collected to date. In an upcoming meeting the Town Manager recommends reviewing options if the checkbook balance drops to a dangerously low level.
6. Purdy Powers is still working on the audit and Town Manager Curtis wants to make sure that all parties are on the same page about TIF expenditures.
7. Town Manager Curtis wanted to thank the High School staff and students for their community service day; it was spent cleaning up cemeteries, the rec field, and the boat landing.

G. New Business

1. Department Head Reports (Highway, Fire, Code Enforcement)
 - A. Glen discussed that Highway has salt and sand in place and ready for winter. Upgrades were made to Tupper Road, Lower Mills Road and River Road. Highway is also picking leaves up every Monday and Tuesday. The Selectmen asked about Heald St., is there something they can do before freeze up, fill some of the holes in. Highway will plan to do something, but Heald Street remains on the list for a major rebuild in conjunction with Water and Sewer.
 - B. Fire Chief Howard in Wisconsin, Town Manager will have a report from him at the next meeting.
 - C. Town Manager Curtis updated the board on changes in leadership on the Planning Board, Marc Leslie is the new Chair and Jeff Drew is the new Vice Chair.

The Property Maintenance Committee has been working on several updates to town ordinances and the Town Manager recommends that the Board of Selectmen review the changes to the following ordinances over the next few meetings: Cemetery Ordinance, Animals, Building Construction, Property Maintenance, Fireworks, and Medical Marijuana.

The Selectmen asked the Town Manager to clarify the process for updating ordinances with MMA or KVCOG and to come up with a definition of a "Built Up" or "Village Area".

2. Discuss Road Opening Application: Road Commissioner recommends changing our current fee of \$20 to \$75 plus 10% of impact costs. Motion to accept made by Selectmen Johnson seconded by Selectmen Fortin, all in favor, motion carries. The Selectmen directed the Town Manager to look at ways to enforce a fee or fine for work done without a permit.
3. Discuss Lease Agreement(s) for Old Point Tenants: The Town's insurance carrier asked for signed lease agreements for Channel 11 and other tenants at the Old Point School facility. These documents would help determine what is insured in the case of damage. The two other tenants are the Madison Historical Society and the People Who Care Food Cupboard. In the past these groups have paid for repairs instead of paying rent. Town Manager Curtis asked for some direction, whether they would like lease agreements for all 3 and have rent factored for all three?

Selectmen want a lease for all three tenants with no rent charged to the Historical Society or the Food Cupboard. The Town Manager recommended a rent price for Channel 11 of \$460 based on \$4 per square foot of space. Selectmen Fortin made the motion to set the rent for Channel 11 at \$460 beginning with the next fiscal year (July 16) and Selectmen Johnson seconded, all in favor, motion carries.

4. Discuss Cemetery Mowing- Town Manager Curtis shared a form created to track citizens' concerns about the cemeteries and ball fields to and use as a way to measure a mowers performance. . Town Manager Curtis asked the Selectmen for some direction regarding whether or not to put bids out for

mowing. Discussion over 3 year bid vs. 1 year bid was had. Selectmen Fortin made a motion to bid for 3 years, motion was seconded by Selectman Ducharme to send out for three year. The Selectmen voiced their concern that it would offset the timeframe. Motion failed with Selectmen Edgerly, Selectmen Johnson, and Chairman Veneziano opposed. Selectmen Veneziano made a motion for a one year bid; motion was seconded by Selectman Edgerly, all were in favor for the one year bid, motion carries. The Selectmen asked that the Town Manager review the overall purchasing policy, including the possible creation of a purchasing agent within the Town office.

5. Discuss Past Due Personal Property Accounts: Town Manager Curtis mentioned that several personal property accounts have been past due on the books for a number of years as these businesses are no longer around in Madison. This list was discussed and approved for write off during a meeting of the Board of Assessors but the Selectmen must vote to make it official. Selectmen Ducharme made a motion to approve the write off of the following accounts: #277 - \$61.28, #375 - \$28.16, #448 - \$50.73, #378 - \$44.16, #281 - \$6.92, #104 - \$19.90, #292 - \$103.20, #114 - \$103.06 and #444 - \$17.23 for a total of \$434.64, the motion was seconded by Mr. Edgerly, all in favor, motion carried.

H. Selectmen's Concerns. - Selectmen Edgerly would like to talk more about the Transfer Station and Curbside Recycling and recommend a work shop; he would also like other towns that are interested to attend. Town Manager recommends bringing in Ross Nason from KVCOG and will contact him for an open date in early December.

Selectmen Edgerly also was concerned about the recent accident at Ward Hill /Old County Road intersection, and wondered if rumble strips would be a help there. Selectmen directed the Town Manager and Road Commissioner to look into it and report back.

I. Citizen's Concerns. - Dave Savage brought up some concerns around the 24/7 police coverage in Madison. Town Manager Curtis explains that the gap is from 2 a.m-6 a.m. and that in town officers have cruisers at their home and can be called on duty when they are needed. It was also explained that Madison lost two officers and it will take time to replace those two officers. Mr. Savage said the town is paying \$481,000 to the county for police coverage and he doesn't think that the town is getting its money's worth. Mr. Savage wanted a breakdown of some of where the money was going and how much was being paid for coverage.

J. Executive Session to discuss an economic development matter pursuant to 1MSRA 405 (6)(C). Mr. Johnson made a motion, Mr. Edgerly seconded, went into executive session at 7:35 pm.

BOS returned from executive session at 7:46 pm. Mr. Ducharme made a motion that reconstitutes Madison Business Gateway Committee to include the Superintendent of Madison Eclectic Works, the Town Manager, a member from the BOS, a member of Madison Business Alliance, and at large citizen member, for a total of five members on that board to be appointed by the BOS, motion was seconded by Mr. Johnson, all in favor.

Motion by Selectman Johnson, seconded by Selectman Edgerly, to authorize the sale of lot #1 in the Madison Business Park to Darren Richards with the Madison Animal Hospital for \$10,000, all in favor, motion carried.

Motion by Mr. Edgerly to appoint Mr. Ducharme to the Madison Gateway Committee, seconded by Mr. Johnson, all in favor, motion carries.

BOS went back in to executive session at 7:49 pm; the BOS returned from executive session at 8:03 pm, no action was taken.

K. Adjournment. 8:03 pm.