

## 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  
September 25, 2017  
6:30 p.m.**

- A. **Salute to the flag:** Meeting was called to order at 6:30pm.
- B. **Roll Call:** Selectmen Al Veneziano, Jack Ducharme, Paul Fortin and Ronald Moody were present. Selectman George Elias was absent. Town Manager Tim Curtis was also in attendance.
- C. **Consent Agenda:** Warrants Dated: # 7 (8/28/17 - \$501,606.20); # 8 (8/28/2017 - \$ 3,379.19); # 9 (9/8/2017- \$82,744.20) ; Payroll Registers: # 35 (8/31/2017 - \$10,457.56); # 36 (9/7/2017 - \$16,805.62); # 37 (9/14/17 - \$10,444.71) # 38 (9/21/2017 - \$11,191.41): Motion to approve by Mr. Fortin, seconded by Mr. Moody. Motion carries 4-0.

Beano/Bingo Registration American Legion Post #39: Motion to approve by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 4-0.

- D. **Discuss acceptance of meeting minutes of August 28, 2017:** Motion to approve by Mr. Fortin, seconded by Mr. Moody. Motion carries 4-0.
- E. **Old Business** (Selectmen's Concerns from immediately preceding meeting): None
- F. **Items of Communication:** The Town Manger reminded the Board that the Assessors meet Monday Oct 2 - 4pm at the Town Office.

The Town qualified for a dividend of just over \$5,000 from the MMA Worker's Compensation Fund for meeting certain criteria.

Saturday October 7 at the Skowhegan Transfer Station there will be a Household Hazardous Waste Collection from 9am to 12 noon. Residents can sign up at the Town Office.

On Wednesday evening October 4 the County Commissioners will host a reception for the Spirit of America Award winners in Somerset County. Town Manager Curtis says he believes George Stoutamyer will be recognized.

The Planning Board has elected officers for the year. Jeff Drew is Chair, Mary Tomlinson-Vice Chair and Mark Doty is Secretary. The Planning Board will be working the Kennebec Valley Council of Governments to review the Subdivision Ordinance.

The Town Manager will forward a summary of meetings with MSAD59 and MSAD74 board members to discuss shared services and regional centers.

The Town of Solon is planning to pave Meeting House Road and asked if Madison would be willing to prep their end as well for next year. Road Commissioner Glen Mantor is working with Solon First Selectman Elaine Aloes.

Bard Paving is finishing up work in Skowhegan this week and plans to begin projects in Madison by October 3<sup>rd</sup> – weather permitting.

At a previous meeting the board had asked about expanding the spraying for sidewalks and curbs. The Town Manager provided the board with the quote from Lynch Landscaping for this past year. The consensus of the board was to have the Town Manager and Road Commissioner expand the area and put the work out to bid for 2018.

The Town Manager updated the Board on recent court activities. The Town received a judgement in their favor regarding property maintenance violations on 189 Preble Avenue. If the mobile home metal framing is not removed by October 29<sup>th</sup> the Town has authority to have it and other debris removed and assess the costs to the property owners. Any costs incurred by the Town to have the debris removed not paid by the property owner in 60 days can be assessed as a special tax to the property. Mr. Ducharme asked if the legal costs could be added as a special tax. The Town Manager said no, however attorney Ken Lexier will pursue reimbursement from the property owners.

The Town also received a judgement to evict the occupants of 5 Locust Street so the Town may begin the process of cleaning the property and getting it ready for sale. Former owner James Hines had mentioned to the Town Manager at the courthouse that he would ask for more time. Mr. Hines did not attend the Selectman's meeting. The consensus of the Board was to have Mr. Hines out by October 2<sup>nd</sup>.

The Town Manager updated the Board on the process of selling tax acquired properties on John Street and Sugarloaf Lane. He is still waiting to hear back from property owners on Sugarloaf regarding bringing the road up to town standards, and in both cases issuing quit claim deeds may pose a problem if the buyer wants to get a loan with title insurance. Apparently there is a five year waiting period before an agency will issue title insurance on a quit claim.

#### G. New Business

1. **Continuation of discussion regarding the status of 3 Bean Street (Map 21 Lot 145):** Tabled at the last meeting on August 28, 2017 the Town Manager said that Code Enforcement Officer Bob Dunphy has been on site and confirmed that some construction is being done to rehabilitate the property. The Town Manager recommended that the Board find the property to be abandoned and then issue a notice to correct which will include rehabilitation to Town Building Code Standards and a final inspection from Code Enforcement before renting. Motion to that affect by Mr. Fortin, seconded by Mr. Moody. Chairman Veneziano was concerned that this action was being taken without the property owners present at the meeting. The Town Manager said that the owner of the property was aware that the issue was tabled and that this action gives the Town some oversight into the rehabilitation process. Motion carries 4-0.

Town Manager Curtis updated the Board on the other properties deemed to be abandoned. 497 Main Street is scheduled to be auctioned by the bank on October 19. The Notice to Correct needs to be resolved by October 13, 2017. The Town Office is waiting to hear back from the attorney representing the bank that owns 497 Main Street.

To date there has been no action on 64 Ward Hill Road or 21/23 Nathan Street. The deadline for those properties to be removed is also October 13, 2017.

2. **Discuss status of Jacob's Pines (East Madison):** Based on previous conversations with the Library Board of Trustees regarding the property in East Madison donated to the Town in 1989 by George Jacobs, the Trustees are asking the Selectmen to authorize the Town Manager to bring the matter before a probate judge. The intention would be for the judge to allow the Town to convey the property to an outside entity for conservation. There are funds available specifically for Jacob's Pines and Town Manager Curtis said he estimates the cost of having an attorney prepare and present this case to a probate court would be \$2000 to \$3000. Motion by Mr. Fortin to authorize the Town Manager to spend up to \$3000 from the Jacobs Pines fund to seek to have a judge authorize the conveyance of the property donated to the Town, seconded by Mr. Moody. Motion carries 4-0.

3. **Public Hearing: 2017/2018 State Maximums for General Assistance:** Chairman Veneziano opened a public hearing at 6:55pm. Town Manager Curtis mentioned that the increase in maximums represents less than a 1.5% increase from last year and in some cases the maximums went down. Seeing no comments, Chairman Veneziano closed the public hearing at 6:58pm. Motion by Mr. Ducharme to approve the 2017/2018 State Maximums for General Assistance, seconded by Mr. Fortin. Motion carries 4-0.

Motion by Mr. Moody to adopt the updated General Assistance Ordinance for 2017/2018, seconded by Mr. Fortin. Motion carries 4-0.

4. **Discuss approval of Legal/Professional Fees:** On a meeting held August 14, 2017 the board authorized spending up to \$20,000 to retain the services of Mark Rodriguez with MRV to review the valuation of the hydro-electric facilities recently purchased by Eagle Creek. Town Manager Curtis said the final bill for that review was \$42,028.50 representing over 100 hours of work put in by MRV in less than 10 days to determine a value that allowed the Town to commit taxes on August 28, 2017. Motion by Mr. Fortin to approve the additional \$22,028.50 to MRV out of the Town Legal/Professional Fees account, seconded by Mr. Ducharme. Selectman Ducharme was concerned with the significant overage in the cost and asked if there were going to be more surprises in legal fees in the future, because the Town is too far into the abatement process with Madison Paper to stop.

The Town Manager said he was upset with the bill and expressed that to attorney David Silk who recommended MRV. Mr. Silk said he felt that the Town was misled a bit and that we will continue to move forward with a very cautious eye on expenses. To date the Town has spent nearly \$90,000 in legal and professional fees fighting the MPI abatement request over the course of two fiscal years. The consensus of the board was that it is worth spending \$100,000 to save the cost of a \$1,000,000.00 payment in tax abatements to MPI. Motion carries 4-0.

The Town Manager noted that most of the funds allocated to the Legal/Professional Fees account have now been exhausted and he recommends allocating the refund from the Somerset County Sheriff's Office to that account when received. Estimates are that the Town will receive \$40,000 back from the County after expenses are taken out for a new cruiser.

5. **Discuss write off of personal property accounts:** Town Manager Curtis recommends writing off personal property accounts for two businesses no longer functioning in Madison. Motion by Mr. Ducharme to write off \$32.40 and all additional fees and interest for Curbside Café (account #451), and to write off \$19.50 and all additional fees and interest for Virginia Belanger (account #446), seconded by Mr. Fortin. Motion carries 4-0.

- H. **Selectman Concerns:** Selectman Moody asked about a truck that has been parked by the side of the road on White Schoolhouse Road past River Road for most of the summer. The Town Manager said he had looked into that and a proper building permit has been issued to the land owner but he has not seen what is being worked on there.

Selectman Fortin asked if the newly appointed officers and members of the Planning Board are going to be trained this year. The Town Manager said that the Board will be working the Kennebec Valley Council of Governments to review the Subdivision Ordinance. It is unclear as to whether there will be any official training included with that. Since schedules are difficult to coordinate the Town Manager would recommend bringing a training schedule to the Planning Board and will report back to the Selectmen.

Mr. Fortin asked about upkeep at the Pines on Father Rasle Road. The Town Manager said he has heard that there will be some tourism traffic around Father Rasle over the next year and he will be working on a plan to spruce up the area this fall and next spring.

Mr. Fortin also expressed concerns over the property at 84 Pine Street falling back out of compliance with the Town's property maintenance requirements. Mr. Ducharme had similar concerns regarding 96 Pine Street. The Town Manager said he would look into it and report back.

Selectman Ducharme mentioned that he had heard from residents on Bean Street about how the Town traditionally plows that road and the sidewalk. Their concern was that driving trucks on the sidewalk would ruin the work put into the sidewalks this year. The Town Manager said he has heard that as well and has addressed it with Highway.

Mr. Ducharme also mentioned a manhole cover that seems to be sticking up on Weston Ave at the end of Heald Street. The Town Manager will alert Highway and/or Sanitary.

Mr. Ducharme said he wanted to make sure the Town had a plan for maintaining the ice rink on Weston Avenue. Mr. Curtis said he would stay in touch with Joe Hayden with winter recreation.

- I. **Citizen Concerns:** None
- J. **Adjournment:** Meeting adjourned at 7:25pm