MINUTES
MADISON SELECT BOARD MEETING
OLD POINT SCHOOL MEETING ROOM 104
108 OLD POINT AVENUE
Monday March 10, 2025
6:30 p.m.

Video link: https://www.youtube.com/watch?v=fpSlFP2iyqg&t=886s

A. Meeting was called to order at 6:30pm and all saluted the flag

B. Roll Call: All were present

C. **Consent Agenda**

1. A/P Warrants:
#24 – 02-25-2025 - $556,024.17
#25 – 02-25-2025 - $1,479.96 (Library)

2. Payroll Registers:
9 – 02-27-2025 – $20,845.44
#10 – 03-06-2025 – $24,510.21

Motion by Ms. Estes to accept the A/P Warrants and Payroll Register as presented, second by Mr. Bean. No discussion. Motion passed 5-0.

D. **Acceptance of the minutes** of the Select Board meeting on February 24, 2025 (*AV, KE, RM, SD*)

Motion by Ms. Estes to accept the minutes of the February 24, 2025, meeting as corrected, second by Ms. Dwyer. No discussion. Motion passed 4-0-1 (Mr. Bean abstained).

E. **Acceptance of the minutes** of the Select Board meeting on February 10, 2025 (*SD, KE, SB*)

Motion by Mr. Bean to accept the minutes of the February 10, 2025 meeting as presented, second by Ms. Estes. No discussion. Motion passed 3-0-2 (Chairman Veneziano and Mr. Moody abstained).

F. **Public Hearings on proposed ordinances amendments**

1. Chapter 148 – Animals

Chairman Veneziano opened the public hearing at 6:33pm. The Town Manager presented the proposed ordinance update concerning dogs at large. Proposed changes were made to the pronouns used, changing words “him” to “that person” and “his” to “that person’s” when referring to the dog’s owner. He also recommended adding within 6 feet or less, language to the sentence reading “…if it is controlled by a leash, cord, chain or “at heel” or under control…” after the words “at heel”. Additional changes included replacing “Board of

Selectmen" to "Select Board." Having no additional input from the public in attendance, Chairman Veneziano closed the public hearing at 6:34pm.

Motion by Ms. Dwyer to accept proposed changes to Chapter 148 and present for a vote at Town Meeting, second by Mr. Bean. No further discussion. Motion passed.5-0

2. Chapter 484 – §428 Signs

Chairman Veneziano opened the public hearing at 6:35pm. The Town Manager presented the proposed ordinance update concerning signs within the Site Review chapter. She stated that the Planning Board had approved replacing the section in its entirety. The substantial changes are regarding location, free standing, brightness of lights, etc., to bring it in line with state law and other municipalities in the area. Having no additional input from the public in attendance, Chairman Veneziano closed the public hearing at 6:36pm.

Motion by Ms. Dwyer to accept proposed changes to Chapter 484 § 28 and present for a vote at Town meeting, second by Mr. Bean. No further discussion. Motion passed 5-0.

3. Chapter 514 – Animal Control

Chairman Veneziano opened the public hearing at 6:37pm. The Town Manager presented the proposed ordinance update concerning language that referenced the former Madison Police Department. Since the Town's local law enforcement is currently under contract with the Somerset County Sheriff's Office, the language should be updated to reflect that, reading "All animal control complaints will be directed to the Somerset County Sheriff's Office…" instead. Having no additional input from the public in attendance, Chairman Veneziano closed the public hearing at 6:38pm.

Motion by Ms. Dwyer to accept proposed changes to Chapter 514 and present for a vote at Town meeting, second by Mr. Bean. No further discussion. Motion passed 5-0.

4. Chapter 720 – Tax Acquired Property, Disposition of

Chairman Veneziano opened the public hearing at 6:39pm. The Town Manager presented the proposed updates to this complex ordinance. She stated that this needs to be updated because of the Supreme Court case, Tyler vs Hennipen out of Minnesota that essentially ruled that no town or municipality can retain the excess proceeds after a sale of tax-acquired property. Anything that is over and above what is due to the town or municipality – whether it is taxes, interest, fees, administrative costs, or demolition and cleanup – must go back to the (delinquent) property owner. If the property owner cannot be found, the excess proceeds must be turned over to the State Treasurer's Office as unclaimed property.

The other major change is the process of how the municipality handles the sale of tax-acquired property. The municipality can no longer just accept bids on the property but now must go through a real estate broker to advertise and list the property. If there are no real estate brokers willing to accept the responsibility – typically because there is little to gain from the transaction – then the process reverts back to the municipality to decide how they want to proceed. The municipality has to hold for a year when not using a real estate broker before they can do anything with the property. Chairman Veneziano reflected on previous

tax-acquired property dispositions being handled multiple ways in the past. He said that now we have something to follow.

Citizen John Martins asked if there were any tax-acquired properties that are coming up on that year without a broker that could be sold. Chairman Veneziano stated there is one at 20 Park Street. The Town Manager added there was also one property on Naomi Avenue that was acquired last year. Mr. Martins asked what the Town would be doing with that property. Chairman Veneziano replied that nothing would be done until the policy (ordinance) has been adopted. He added that the Town had tried to dispose of the property several times in the past few years with the intent to make the Town and our local utility partners whole by selling the property for a minimum value to cover the taxes, fees, interest, demolition costs, as well as water, sewer and electric. Having no further public comment from those in attendance, Chairman Veneziano closed the public hearing at 6:47pm.

Motion by Ms. Estes to accept proposed changes to Chapter 720 and present for a vote at Town meeting, second by Mr. Bean. No further discussion. Motion passed 5-0.

5. Chapter 742 – Treasurer's Disbursement Warrants

Chairman Veneziano opened the public hearing opened at 6:48pm. The Town Manager presented the proposed ordinance changes, stating that the specific names of Select Board members were being eliminated so that the ordinance does not have to be updated every year. The ordinance is broken into three articles: Article I "Employee Wages and Benefits"; Article II "State and County Transaction-Related Fees"; and Article III "Application and Enactment." Additional minor changes include replacing Board of Selectmen with Select Board. Having no additional input from the public in attendance, Chairman Veneziano closed the public hearing at 6:49pm.

Motion by Ms. Dwyer to accept proposed changes to Chapter 742 and present for a vote at Town meeting, second by Mr. Bean, No further discussion. Motion passed 5-0.

G. **Old Business:**

1. Revaluation RFP

   The Town Manager presented the previous revaluation RFP that was used in 2017. She mentioned that the number of taxable and tax-exempt parcels and personal property accounts need to be updated...Chairman Veneziano stated that the last Town Revaluation was back in 1998.

   The Town Manager stated that Shirley would send some additional revaluation RFP files to review and present to the Select Board. Once reviewed and approved, the RFP should be issued by mid- April.

2. Policy for Filling a Vacancy on the School Board

   The Town Manager presented the draft of a new policy, stating that State law dictates how this should be handled because the Town is a member of a School District. Under State law, it is up to the municipal officers (Select Board) to appoint an individual to fill a

vacancy. The School Board can submit a name for consideration by the Select Board but cannot fill the vacancy themselves. The draft policy was tabled until the Town Manager checks on other local boards to see how their vacancies are filled.

H. **Items of Communication:**

1. Department Head Reports
   a. ACO (none)
   b. Code Enforcement ✓
   c. Finance ✓
   d. Fire ✓
   e. Highway
   f. Library ✓
   g. Recreation ✓
   h. Sheriff ✓

   Mr. Wright met with Lynch Landscaping in regards to the brown tail moth problem and the areas affected by it. Lynch will use organic spray. There will be posted warnings, and areas will be quarantined for a while.

   Mr. Wright also commented that the Madison/Anson Bridge repairs are scheduled to start on March 25th and should take 59 days according to Maine DOT. There will be traffic signals on either end of the bridge (2 on Anson side, one for each north and south bound traffic). There could be traffic delays of up to 20 minutes at a time for any driver.

2. Living Well reports

   Ms. Stevens submitted an AARP grant with Julie Forbus to help defray the cost of the library ramp reconstruction and handicap accessible doors.

3. Town Manager's report on expenses and revenues – currently at 66.1% (week 36 = 69.2%) .

I. **New Business**

1. Fuel conversion proposal for Highway and Library

   Ms. Burrows made a presentation on switching from natural gas to propane, explaining that the Town could save as much as $4,000.00 dollars annually. She reported that Bob's Cash Fuel would not charge for conversion of the natural gas nozzle to the LP gas nozzle. There would need to be a trench dug to bury the LP gas line from the outside tank. She added that Summit Natural Gas (the current vendor) could not do anything better for the Town than what they are currently charging.

   Mr. Wright brought up concerns that he had not been fully briefed on this idea and would like to know more about why the change is being considered at all. Chairman Veneziano suggested the Town could start with the library first and monitor how much we are saving before moving forward with converting the highway garage. Ms. Burrows will work with Bob's and Julie at the library to develop a plan for that location.

2. Quit Claim for paid off foreclosure

Ms. Stevens reported that the back taxes for account #2065 have been paid in full. The Town needs to issue a Quit Claim Deed to return the property to the previous owner.

Ms. Estes made a motion to award a Quit Claim Deed on account #2065, second by Mr. Bean. No discussion. Motion passed 5-0.

3. Foreclosure payment agreement for account #1373

   Ms. Stevens presented a payment arrangement on behalf of the previous property owner for account #1373.

   Ms. Estes made a motion to approve the payment arrangement for back taxes on account #1373, second by Mr. Bean. Chairman Veneziano wanted a close eye kept on the arrangement to make sure payments were made timely. Motion passed 5-0.

4. Proposed adjustment to TIF budget *(move remainder of matching grant $$ to SRO expense)*

   The Town Manager proposed using the remainder of the funds from the TIF allocation for matching grants ($14,400) towards the $20,000 for the School Resource Officer. This would cover about 75% of the funds needed for the remainder of FY 25.

   Ms. Dwyer made a motion to authorize the funds to go towards the school Resource Officer, second by Mr. Bean. No discussion .Motion passed 5-0.

5. Initial budget proposal for Select Board review

   The Town Manager presented the initial FY 26 budget, mentioning the bigger points to be considered. The Recreation lines would now include some of the Town-owned property lines (if they represented parks or recreation areas, like the Main Street playground, the ice rink, etc.).

6. Budget preparation meetings and Advisory Board schedule

   The first budget meeting is scheduled for March 17th at 5:30pm at Old Point Avenue meeting room. This meeting will be for the Select Board to review the budget, but the Advisory Board is welcome to attend also. The Town Manager will provide dinner.

J. Citizen Concerns:

Chris and Jen Messinger – Naomi Ave and Hayden St area concerns

The Town Manager brought up the list of issues emailed by the Messingers: the corner of Hayden Street,41 Hayden Street,18 Naomi Ave, trailers on property.

The Code Enforcement Officer was notified and directed to visit the locations and take pictures. He will be getting in touch with owners and writing code violations as deemed appropriate. The owner of the fence that exceeds maximum heights was also present.

Concerns on the public beach at Lakewood were brought up, specifically that there are no public toilets in the area. Discussion included the possibility of putting a port-a-potty up if we could find a suitable space. Citizen Anna Frazier asked if the big rocks could be moved or removed to allow space for picnic tables. The rocks are used as buffers to keep boaters from using the beach as a boat launch.

K. Select Board Concerns:

None

L. Executive Session:

Discuss matter pursuant to 1 MRSA § 405-6(C)

Motion by Ms. Dwyer to enter Executive Session, second by Mr. Bean. The Board entered Executive Session at 7:43pm.

The Board exited Executive Session at 8:08pm. No action was taken.

M. Adjournment:

Ms. Estes made a motion to adjourn, second by Mr. Bean. No discussion. Meeting adjourned at 8:09pm.

NEXT REGULAR SELECT BOARD MEETING
MONDAY MARCH 24, 2025
108 OLD POINT AVENUE
6:30 pm