



TOWN OF MADAWASKA
328 St. Thomas Street Suite 101, Madawaska, Maine 04756
207-728-6351

**Madawaska Board of Selectmen Meeting Minutes
Madawaska Town Office Board Chambers
February 22, 2022 at 5:30 pm**

MEMBERS PRESENT: Richard J. Dionne, Christopher Braley, Jason Boucher, Doug Cyr, Manon Raymond
TOWN MANAGER: Gary M. Picard
RECORDING SECRETARY: Nathalie Morneau
OTHERS PRESENT: Brent Bridges, Jim Soucy, Denise Duperre, Jessica Blalock, Ricky Nadeau, Eric Cyr, Pierrette Soucy, Lewis Cousins, and Robert Sobaje

Board of Selectmen Chairman Richard Dionne calls the meeting to order at 5:30 p.m. and established a quorum with Selectmen Christopher Braley, Jason Boucher, Manon Raymond, and Doug Cyr.

- **Pledge of Allegiance.**
- **Public Participation.**

This portion of the meeting is to allow the public to inform the Board regarding their concerns. Public Participation is limited to ten minutes, of which two minutes will be allotted individually. Please be advised that individuals addressing concerns will be placed on the Board's next regular meeting agenda unless the issue addressed is one of an emergency nature. The Chairperson or Acting Chairperson will use his/her discretion as to whether action on any particular issue should be taken at this meeting. Items regarding personnel issues or town employees cannot be discussed in open session.

No Public Participation comments from the public.

Article 1 To Consider Other Business and Adjustments to the Agenda.

No other business was presented.

By consensus, Article 4 and Article 8 will be taken out of order, to the beginning of the meeting.

Article 4 To Consider Concerns by Main Street Businessperson, Ricky Nadeau Regarding Snow Removal Operations on Main Street.

Ricky Nadeau spoke to the Board of Selectmen about second day removal operations from corner of Oasis to Larry Beaulieu gas station. He understands the budgets and Public Works are short staffed. Generally, Ricky is referring to is the snow left in the parking spots in front of businesses which causes customers problems of getting out of their vehicles, walking over snowbanks to get into businesses and the delivery drivers having issues delivering their goods with their hand trucks. One idea Mr. Nadeau had was if Public Works can push the snow in the "dead areas" referring to the areas where less parking is utilized temporarily until snow removal can happen.

Another concern Mr. Nadeau had was beginning snow removal at 11:30 P.M. at night on main street while some businesses are still open until 1 a.m. He is asking if snow removal near those businesses can happen after they close by choosing another priority area.

The Town Manager spoke in regards to how it is very difficult to get contractors to do the hauling due to short staffing issues and availability of trucks. Other issues Public Works faces is timing of the storm and size of the storm. *No motion was made on this discussion.*



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Article 8 To Consider an Application of Abatement of Property Taxes for Real Estate Account # 2734 to the Board of Assessors.

Property owner, Robert Sobaje is the current owner and had requested an abatement back in 2019. He only received a denial in 2021. Mr. Sobaje was a real estate appraiser and a real estate broker in California. He provided the Board of Selectmen with a packet of information including incorrect square footage on the property assessment card, a market analysis with comparable sales and listings similar to his home, and a spreadsheet showing all comparable sales and listings. He believes the house should be valued at what he purchased it at. Mr. Sobaje states the assessor did not go into the home to measure upstairs due to the steep roof, or take into consideration the thickness of the walls.

Lewis Cousins stated he started in October 2020. The property card was done by the previous assessor. Mr. Cousins did go to visually see the property and did not see any changes needed to be done.

The town certified ratio 114%. If the Town would fall at a certified ratio of 85% a re-evaluation would need to happen. Everyone that owns property in the Town of Madawaska is taxed the same.

6:17 P.M. Jason Boucher motions for the assessor to recheck the measurements of the home and the tax card assessment and if adjustments are needed to make accurate. If the assessment is accurate the application is denied. Douglas Cyr seconds the motion. All board members are in favor and motion carries.

Article 2 To Consider the Board Meeting Minutes of February 7, 2022.

6:21 P.M. Christopher Braley motions to accept the board meeting minutes of February 7, 2022 as presented. Jason Boucher seconds the motion. All board members are in favor and motion carries.

Article 3 To Consider the Treasurer's Warrants.

6:22 P.M. Christopher Braley motions to accept all the Treasurer's Warrants as presented. Douglas Cyr seconds the motion. All board members are in favor and motion carries.

By Consensus, Article 5 will be moved to the end of the meeting.

Article 6 To Consider an Appointment to the Board of Appeals.

6:23 P.M. Manon Raymond motions to appoint Jessica Blalock to the Board of Appeals board for the vacant position. Christopher Braley seconds the motion. All board members are in favor and motion carries.

Article 7 To Consider a Nomination for the Spirit of America Foundation.

This article is unfinished business from the last meeting. In the past the spirit of America Foundation winners have



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gone to a person or an organization like the Historical Society and Acadian Festival.

6:24 P.M. Jason Boucher nominates the 2022 Madawaska Spirit of America winner to the 4 Seasons Trail Association. Douglas Cyr seconds the motion. All board members are in favor and motion carries.

Article 9 To Consider a Change Order Proposal presented by the Fire Chief for the New Fire-truck. Chief Soucy provided a Contract change order for the boards review for the new fire- truck. Some of the changes that were reviewed was tires, hose dividers, end caps, brackets, and outlets. The total amount of changes reflects 3,798 of an increase.

6:31 P.M. Christopher Braley motions to approve the change order proposal for the new fire-truck as presented. Manon Raymond seconds the motion. 4 board members are in favor, Jason Boucher abstains from the vote. Motion Carried.

Article 10 To Consider Transfers from Capital Reserve Accounts for the Emergency Generator Projects, and the Fire Dept. Request to Purchase a Summer/Winter Rescue ATV for Snowmobile & ATV Rescue Operations.

This article is a re-visited article from the fire department. The Fire Department is requesting money for the Elementary School Emergency Generator, 28,000 matching grant money for a generator, and an UTV with Tracks.

6:37 P.M. Christopher Braley motions to approve/not to exceed the request of \$12,000 from the Emergency Generator Reserve for the Elementary School Emergency Generator switch, \$28,000 matching grant money for a generator to be taken from the Capital Purchases Reserve, and \$40,000 for the UTV with tracks from the Capital Purchase Reserve. Douglas Cyr seconds the motion. 4 board members are in favor and Jason Boucher abstains. Motion Carried.

Article 5 To Consider a Work Order Proposal by the Town's Engineer's, Woodard and Curran, for the Next Phase of Planning & Engineering of the Kmart Plaza Infrastructure & Revitalization Project.

Woodward and Curran has done multiple projects within town such as sewer and water projects. Brent Bridges presented the next phase of the Planning & Engineering of the Kmart Plaza Infrastructure and Revitalization Project. The purpose of the project is to demolish the 3 vacant existing buildings, site preparation for Fish River Rural Health, parking lot reconstruction, and utility improvements.

Mr. Bridges talked about relocations of drainage systems, water services, and sewer service. Electricity service would come in from St. Thomas Street. He is also expressed great communication skills between the Demolition Contractors and the Engineering team. Ed Pelletier and Sons is also doing a great job on minimizing the debris of what is brought to the landfill.

7:11 P.M. Jason Boucher motions to approve the work order proposal by the Town's Engineer's, Woodward & Curran, for the next phase of Planning & Engineering of the Kmart Plaza Infrastructure & Revitalization Projects as presented to be taken out of the Downtown



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revitalization fund and not to exceed \$245,000. Manon Raymond seconds the motion. All board members are in favor and motion carries.

Article 11 Town Manager Report.

- Kmart Plaza Building Demo Project – Demolition has begun on the buildings. Debris will start to be hauled away.
- Parks & Recreation Director Search – Alan Beaulieu is the Interim Director while a search begins on a new Parks and Recreation Director. Some applications have been received.
- Pollution Control Laborer Position – The open position was filled last week to a successful candidate.
- 2021 Annual Town Audit – Auditor requested another extension due to staffing issues, and also waiting for the school's audit.
- Digital Tax Maps Update – The communication between the CAI and our software is having an issue with approximately 126 tax accounts. Once that is fixed the digital tax maps should be public.

Next Board Meeting:

March 8, 2022, -5-8:30 PM – Joint Board of Selectmen and Finance Committee

March 17, 2022, -5-8:30 PM – Joint Board of Selectmen and Finance Committee

Adjournment

7:28 P.M. Christopher Braley motions to adjourn. Douglas Cyr seconds the motion. All board members are in favor and motion carries.