



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

Madawaska Board of Selectmen Meeting Minutes
Tuesday January 15, 2019 at 4:30 PM
Madawaska Town Office Council Chambers

SELECTMEN PRESENT: Denise Duperre; Chairman, Donald Chasse, Brenda Theriault
TOWN MANAGER: Gary M. Picard
RECORDING SECRETARY: Nathalie Morneault
OTHER PRESENT: Kevin Dube, Keith Cyr, Eric Cyr, Paul Lausier, Jim Soucy, Pierrette Soucy, Dana Gendreau, Gerald Ouellette, Morgan Mitchell, Julie Corey

Chairman Duperre calls the meeting to order at 4:30 p.m. and established a quorum with Selectmen Donald Chasse and Brenda Theriault.

Article 1 To consider the December 10, and the December 19, 2018 Board of Selectmen meeting minutes.

4:32 P.M. **Brenda Theriault motions to accept the minutes of December 10 and December 19, 2018. Donald Chasse seconds the motion. All board members are in favor and motion carries.**

Article 2 To consider a period of public participation.

A resident voiced he would like to see a Walmart / Save A Lot in the Kmart Plaza.

Article 3 To consider other business and adjustments to the agenda.

1. Ambulance Dept. quote for replacement portable radios, and Board authorization to approve purchase utilizing Ambulance Dept. Equipment Reserve Funds.

4:35 P.M. **Donald Chasse motions to accept the quote from RCM for 6 portable radios and to utilize the Ambulance Dept. Equipment Reserve Fund for purchase. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**

2. Board Approval for Town Manager and Alternate member to serve on the Maine Service Center Coalition.

4:36 P.M. **Brenda Theriault motions to appoint Gary M. Picard, Town Manager and Dana L. Gendreau, Finance Director as the alternate to serve on the Maine Service Center Coalition. Donald Chasse seconds the motion. All board members are in favor and motion carries.**

Article 4 To Consider the Treasurers Warrants.

4:37 P.M. **Brenda Theriault motions to accept the Treasurers Warrants. Donald Chasse seconds the motion. All board members are in favor and motion carries.**



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Article 5 To Consider an Insurance Coverages proposal by United Insurance for Liability and Property for the Mid-Town Realty Properties in the Downtown Shopping Plaza.

4:44 P.M. **Donald Chasse motions to accept both insurance coverage proposals by United Insurance for Liability/Property for the 381-385 Main Street properties, and flood insurance for the campground. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**

Article 6 To Consider Board of Selectmen Comments for the GSA/MDOT Supplementary Environmental Impact Study Public Comment Period Ending January 31, 2019.

4:49 P.M. **Brenda Theriault motions to accept the comments as read for the GSA/MDOT Supplementary Environmental Impact Study. Donald Chasse seconds the motion. All board members are in favor and motion carries.**

Article 7 To Consider the Downtown Buildings Demo Project Bid Recommendation Letter by Project Engineer Woodard & Curran.

4:51 P.M. **Donald Chasse motions to accept the recommendation from the Project Engineer Woodward & Curran to award the bid to Ed Pelletier & Sons Company from Madawaska, Maine for the downtown building demolition project. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**

Article 8 Discussion / Considerations regarding the Mid-Town Shopping Plaza.

5:07 P.M. **Donald Chasse recommends and motions for the Town Manager and Keith Cyr put a list of individuals together to form a committee for guidance / suggestions on the redevelopment of the Mid-Town Shopping Plaza buildings. This committee would involve (11-13 max) members on Planning Board, Board of Selectmen, Town Manager, Keith Cyr, and community members to form a vision and bring to Town Meeting for approval. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**

Article 9 To consider updates on Grand Plan Madawaska.

Grand Plan Madawaska committee members met with Lark Studio on December 10, 2018 to review the draft downtown revitalization concept and provide comments.

Out of Order:

Before going into Executive Session:

5:15 P.M. **Donald Chasse motions to accept the Policy Changes presented on the Towns UDAG Program. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**



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Article 10 To Consider the Appointment of the New Public Works Director; Executive session recommended: 1 M.R.S.A § 405(6)(D).

5:15 P.M. **Brenda Theriault motions to enter into executive session pursuant to: "1 M.R.S.A § 405(6)(D)" to discuss the appointment of the New Public Works Director. Donald Chasse seconds the motion. All board members are in favor and motion carries. Finance Director and Kevin Dube present. Requested by the Board of Selectmen.**

5:40 P.M. **Donald Chasse motions to exit executive session pursuant to: "1 M.R.S.A § 405(6)(D)" discussing the appointment of the New Public Works Director. Brenda Theriault seconds the motion. All board members are in favor and motion carries.**

Post-Executive Action:

Town Manager recommends Kevin L. Dube as the next Public Works Director. Kevin has 17 years working with Public Works.

5:41 P.M. **Brenda Theriault motions to approve the Town Manager's recommendation of Kevin Dube as the next Public Works Director with a 6-month review. Denise Duperre seconds the motion. All board members are in favor and motion carries.**

Article 11 To Consider Recommendations for Amendments to the Town's UDAG Program, and Review of Accounts by NMDC, the Town's UDAG Administrator; Executive session recommended: 1 M.R.S.A § 405(6)(F).

5:42 P.M. **Brenda Theriault motions to enter into executive session pursuant to: "1 M.R.S.A § 405(6)(F)" to discuss the review of accounts by NMDC, and the Town's UDAG Administrator. Donald Chasse seconds the motion. All board members are in favor and motion carries. Finance Director, Keith Cyr, and Julie Corey present. Requested by the Board of Selectmen.**

6:48 P.M. **Donald Chasse motions to exit executive session pursuant to: "1 M.R.S.A § 405(6)(F)" discussing the review of accounts by NMDC, and the Town's UDAG Administrator. Denise Duperre seconds the motion. All board members are in favor and motion carries.**

Post-Executive Action:

Donald Chasse motions to approve a new proposed re-amortization loan agreement as presented for Orchids, LLC with the Borrower agreeing to ACH agreements. Brenda Theriault seconds the motion. All board members are in favor and motion carries.

Donald Chasse motions to approve a new proposed re-amortization loan agreement as presented for Bordertown Properties, LLC with the Borrower agreeing to ACH agreements. Brenda Theriault seconds the motion. All board members are in favor and motion carries.

Donald Chasse motions to approve a new proposed re-amortization loan agreement as presented for County Connection, LLC with the Borrower agreeing to ACH agreements. Brenda Theriault seconds the motion. All board members are in favor and motion carries.

Donald Chasse motions to approve a new proposed re-amortization loan agreement as presented for Gateway Hospitality, LLC with the Borrower agreeing to ACH



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agreements. Brenda Theriault seconds the motion. All board members are in favor and motion carries.

ADJOURNMENT

Brenda Theriault motions to adjourn at **6:54 P.M.**; Denise Duperre seconds the motion. All board members are in favor and motion carries.

Next Board of Selectmen Meeting: February 11, 2019