



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
June 23, 2022 at 5:30 pm**

Members Present: Richard J. Dionne, Christopher Braley, Jason Boucher and Manon Raymond
Town Manager: Gary M. Picard
Recording Secretary: Nathalie Morneault
Others Present: Denise Duperre, Kevin Dube, Bruce and Calvin Ouellette, Ryan Pelletier, Caryl Albert, Lewin Cousins via Zoom

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

- **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 at this time.

ARTICLES OF BOARD OF SELECTMEN OF BUSINESS

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

No Adjustments to the Agenda at this time.

Other Business:

- Resignation of Planning Board Member, Christopher Michaud

5:31 P.M. Jason Boucher motions to accept the resignation of Christopher Michaud from the Planning Board. Christopher Braley seconds the motion. All board members are in favor and motion carried.

- E-Mail from a citizen about the Gazebo

An e-mail was sent to the Town Manager to be read to the board thanking everyone involved for the removal of the gazebo and placement of a temporary tent at the Bicentennial Park for this summer festivities.

Article 2 To Consider the Board Meeting Minutes of June 1, 2022.

5:32 P.M. Christopher Braley motions to accept the Board Meeting Minutes of June 1, 2022, as presented. Jason Boucher seconds the motion. All board members are in favor and motion carried.



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Article 3 To Consider the Treasurer's Warrants.

5:32 P.M. **Christopher Braley motions to accept the Treasurer's Warrants as presented. Manon Raymond seconds the motion. All board members are in favor and motion carried.**

Article 4 To Consider a Property Abatement Application for Calvin Ouellette, for Property at 484 Lake Shore Road, Real Estate Account # 2333.

Lewis Cousins, the Town's current assessor provided a spreadsheet of the breakdown of the current assessment of the buildings and replacement costs for the property located on 484 Lakeshore Road. The Ouellette's have provided their 2019 appraisal. The house that currently sits on the property has been vacant for the last 15 years with no heating or water system. The machinery shed has the roof ½ missing. The packing shed attachment has no slab underneath. Another shed has water coming through the floor. Their USDA loan is only for \$192,500. The Ouellette's are looking for a happy medium. They state there are a few discrepancies in their tax card, for instance the House does not have hardwood floors. It is unlivable.

Louis Cousins spoke about how the appraisal is only good for mortgage purposes only. Assessments are all calculated by depreciation. Bruce Ouellette stated the machine shed was the only building repaired. The assessor would like to go take another look at the property due to only doing a drive by and did not take a look inside any building.

By Consensus, with the Ouellette's and Louis Cousins, the assessor will revisit the property and extend the application within 30 days as long as everyone agrees.

By Consensus, Article 6 will be taken out of order.

Article 6 To Consider a Request by Pell-Four Properties LLC, for Reimbursement of a Deposit for the Purchase of a Tax Acquired Property.

This property was the Tax Acquired property formerly known as Bry's Quick Stop which required a deposit of 10%. Pell-Four Properties LLC is asking for a return on their deposit due to unable to secure a clear title with the previous owner. In order to have this done the former owner would waive their interest in the property, sue the former owner in court, or wait 5 years redemption period. The bid process does say not refundable. There was only 1 bid on the property. If refunded, the property will go back out to bid.

5:55 P.M. **Jason Boucher motions to reimburse the deposit to Pell-Four Properties LLC, without setting a standard, due to no other bidders. Christopher Braley seconds the motion. All board members are in favor and motion carried.**

Article 5 To Consider the Presentation of the 2021 Town Audit by Chester M Kearney, CPA.

Tim Poitras attended via zoom and gave an overview of the 2021 Town Audit. The Financial statements are in accordance with the financial principle and it is a clean audit report. One improvement the auditors would like to see is to improve the communication with the Town and School System.



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Article 7 To Consider Acceptance of a Cash Donation from Book Author Susan Rochester Zucconi to the Police, Fire and Ambulance Departments.

Susan Rochester Zucconi would like to donate some money to the Police, Fire and Ambulance Department, \$50 each to be used at their discretion.

6:16 P.M. Christopher Braley motions to accept the cash donation from Susan Rochester Zucconi for the Police, Fire and EMS Departments to use at their discretion. Manon Raymond seconds the motion. 3 board members are in favor, Jason Boucher abstains. Motion Carried.

Article 8 To Consider a Request by the Public Works Department to Transfers Funds from the Road Projects Reserve for the Replacement of a Brook Culvert on Three Barn Road.

3 Barn Road has seen some significant damage with the heavy rain. The rain took out 25 feet of the center road, the culvert has rotted and collapsed. Clearcutting has happened on the mountain which brings the water down to the road. Public Works has explored 3 different estimates and presented them to the board. If board would agree to use Ed Pelletier and Sons it would upsize the culvert, lift the road approximately 16 inches and include riprap. Public Works has a lot of projects to do this year. The water situation needs to drop before project can be started.

6:22 P.M. Jason Boucher motions to approve the proposal by Ed Pelletier and Sons Co. in the amount of \$24,400. Christopher Braley seconds the motion. All board members are in favor and motion carried.

Kevin Dube, Public Works Director also asked if he can be approved for a couple smaller metal culverts. They have noticed 3-4 problem areas due to the plastic culverts failing.

6:25 P.M. Jason Boucher motions to approve the purchase of smaller metal culverts to be taken out of the Road Reserve Account in the amount of \$14,300. Christopher Braley seconds the motion. All board members are in favor and motion carried.

Article 9 To Consider an Executive Session for the Purpose of Economic Development per 1 M.R.S.A § 405 (6) (C).

6:26 P.M. Christopher Braley motions to enter into an executive session for the purpose of Economic Development Per "1 M.R.S.A §405 (6)(c)." Jason Boucher seconds the motion. All board members are in favor and motion carried.

7:10 P.M. Jason Boucher motions to come out of the executive session discussion for the purpose of Economic Development per "M.R.S.A § 405 (6) (c)." Christopher Braley seconds the motion. All board members are in favor and motion carried.

No Post executive action made.

Adjournment

7:11 P.M. Jason Boucher motions to adjourn. Christopher Braley seconds the motion.