

**TOWN OF MADAWASKA
2022 ANNUAL TOWN MEETING WARRANT
AND NOTICE OF ELECTION**

**AROOSTOOK, SS
STATE OF MAINE**

TO: Ross Dubois, a constable in the Town of Madawaska, County and State aforementioned.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Madawaska, in said County, qualified by law to vote in Town affairs to meet at the Multi-Purpose Building in said Town on **Tuesday, the 14th day of June A.D., 2022 @ 7:45 am**, then and there to act on Articles 1 & 2. **The polls for voting on Article 2 will be open at 8:00 am following the completion of Article 1 and will close at 8:00 pm.** And to warn said voters to meet at the **Madawaska High School Cafeteria** in said town on **Tuesday the 28th of June A.D., 2022 @ 6:00 pm**, then and there to act on the remaining articles being set out to wit.

Article 1 To choose a moderator to preside at said meeting.

Article 2 To elect all necessary officers as are required to be elected by secret ballot.
(Title 30-A M.R.S.A. § 2528)

Article 3 To elect in open meeting those officials not required to be elected by secret ballot.

Finance Committee- to choose two (2) members of the Finance Committee for a term of three years (one previously held Raymond Beaulieu, and one vacant).

Library Board of Trustees – to choose one (1) member of the Madawaska Library Board of Trustees for a term of three (3) years (previously held by Sandra Nadeau).

Article 4 To see if the Town will vote to appropriate \$225,000.00 to a **Road Projects Reserve Account.** **Current Balance: \$277,857.16**

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 5 To see if the Town will vote to appropriate \$5,000.00 to the Recreation Facilities Reserve Account. Current Balance: \$15,000.00

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 6 To see if the Town will vote to appropriate \$25,000.00 to the Public Works Equipment Reserve Account. Current Balance: \$86,309.73

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 7 To see if the Town will vote to appropriate \$25,000.00 to the Fire Truck Reserve Account. Current Balance: \$50,000.00

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 8 To see if the Town will vote to appropriate \$40,000.00 to the Fire Department Capital Repairs Reserve Account. Current Balance: \$19,352.09

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 9 To see if the Town will vote to appropriate \$48,000.00 to the MDOT 2021 Sidewalk Project Match Reserve Account. Current Balance: \$64,031.00

EXPLANATION: The 2023 Town/MDOT Sidewalk Project is Approved Listed in the MDOT 3-Year Workplan. The Project is an 80% MDOT /20% Town Cost Share, the Town's Share Estimated to be \$177,469.70.

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 10 To see if the Town will vote to appropriate \$15,000.00 to the Fire Station #2 Building Repairs Reserve Account. New Account.

**RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN**

Article 11 To see if the Town will vote to appropriate \$25,000.00 to the **Public Works Garage Heating Building Repair Reserve Account.** **New Account.**

RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN

Article 12 To see if the Town will vote to appropriate \$5,000.00 to the **Public Library Capital Repair Reserve Account.** **New Account.**

RECOMMENDED BY THE FINANCE COMMITTEE
RECOMMENDED BY THE BOARD OF SELECTMEN

Article 13 To see if the Town will vote to appropriate the following general fund estimated revenue sources to be used toward the FY 2022-2023 budget appropriations thereby decreasing the amount required to be raised in property taxes.

US Dept. of Justice FY22 COPS	\$	32,000.00	
Veteran's Exemption	\$	6,000.00	
Interest & Penalties	\$	21,500.00	
Tree Growth Exemption	\$	6,500.00	
Municipal Revenue Sharing	\$	983,372.00	
PILOT La Maison Acadian	\$	20,000.00	
Vehicle Excise Taxes	\$	775,000.00	
Boats Excise Taxes	\$	2,000.00	
Motor Vehicle Fee	\$	12,000.00	
VRF Administration	\$	22,370.00	
Pollution Control Administration	\$	42,500.00	
General Assistance Reimbursement	\$	5,000.00	
Building Permits	\$	2,000.00	
Plumbing Permits	\$	1,000.00	
Ambulance Billing Fees	\$	610,000.00	
Ambulance Contract – Frenchville	\$	13,000.00	YEAR 3 OF 3
Ambulance Contract – St. Agatha	\$	9,400.00	YEAR 3 OF 3
Ambulance Contract – Grand Isle	\$	8,067.00	YEAR 3 OF 3
Contracted Fire Protection	\$	1,000.00	
Fuel Tax Refund	\$	5,000.00	
Local Roads Assistance Program (LRAP)	\$	82,000.00	
Tent Rentals	\$	2,500.00	
Multi-Purpose Building Rental	\$	2,000.00	
Insurance Premium Refund	\$	5,000.00	
		RECOMMENDED BY FINANCE COMMITTEE	\$2,669,209.00
		RECOMMENDED BY BOARD OF SELECTMEN	\$2,669,209.00

Article 14 To see if the Town will vote to re-appropriate the following **Reserve Accounts** to be used as revenue sources to be used toward the FY 2021-2022 budget appropriations thereby decreasing the amount required to be raised in property taxes.

Ambulance Equipment Reserve Account:	\$	250,000.00
Grader Rebuild Reserve:	\$	17,403.00
Safety Complex Roof Repair Reserve:	\$	<u>9,550.00</u>
TOTAL TRANSFER FROM RESERVES	\$	276,953.00
RECOMMENDED BY THE FINANCE COMMITTEE	\$	276,953.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	276,953.00

Article 15 To see if the Town will vote to authorize the transfer of \$150,000 from the Town's Undesignated Fund (June 20, 2021 balance: \$2,077,613.00) to be used toward the FY 2022-2023 budget appropriations thereby decreasing the amount required to be raised in property taxes.

Article 16 To see what sum of money if any the Town will vote to raise and appropriate for the **GENERAL GOVERNMENT DEPARTMENT**
(Gov. Body, Town Admin, General Assist, Municipal Bldg., Elections)

RECOMMENDED BY THE FINANCE COMMITTEE	\$	717,587.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	717,587.00

Article 17 To see what sum of money if any the Town will vote to raise and appropriate for the **DEVELOPMENT, CODES & ASSESSING DEPARTMENT**

RECOMMENDED BY THE FINANCE COMMITTEE	\$	204,416.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	204,416.00

Article 18 To see what sum of money if any the Town will vote to raise and appropriate for **PUBLIC SAFETY**
(Ambulance Dept, Police Dept, Fire Dept, EMA Dept)

RECOMMENDED BY THE FINANCE COMMITTEE	\$	1,822,253.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	1,822,253.00

Article 19 To see what sum of money if any the Town will vote to raise and appropriate for the
MADAWASKA PUBLIC LIBRARY

NOT RECOMMENDED BY THE FINANCE COMMITTEE		121,735.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	121,735.00

Article 20 To see what sum of money if any the Town will vote to raise and appropriate for the
PUBLIC WORKS DEPARTMENT

RECOMMENDED BY THE FINANCE COMMITTEE	\$	1,467,987.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	1,467,987.00

Article 21 To see what sum of money if any the Town will vote to raise and appropriate for the
PARKS, RECREATION, MAINTENANCE & SAFETY COMPLEX DEPARTMENT

RECOMMENDED BY THE FINANCE COMMITTEE	\$	565,139.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	565,139.00

Article 22 To see what sum of money if any the Town will vote to raise and appropriate for
TOWN WIDE INSURANCES

RECOMMENDED BY THE FINANCE COMMITTEE	\$	160,674.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	160,674.00

Article 23 To see what sum of money if any the Town will vote to raise and appropriate for the
INTERGOVERNMENTAL DEPARTMENT

RECOMMENDED BY THE FINANCE COMMITTEE	\$	969,342.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	969,342.00

Article 24 To see what sum of money if any the Town will vote to raise and appropriate for
SOCIAL SERVICES

RECOMMENDED BY THE FINANCE COMMITTEE	\$	20,127.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	20,127.00

Article 25 To see what sum of money if any the Town will vote to raise and appropriate for
DEBT SERVICE

RECOMMENDED BY THE FINANCE COMMITTEE	\$	765,782.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	765,782.00

Article 26 To see if the Town will vote to ratify the Pollution Control (Sewer) Operation and Maintenance (O & M) and Debt Service Budget in the amount of **\$1,035,301.00** and further authorize the Board of Selectmen to determine the due date for sewer bill payments and to set the rate of interest at 6% per annum on the unpaid balance of sewer bills.

RECOMMENDED BY THE FINANCE COMMITTEE	\$	1,035,301.00
RECOMMENDED BY THE BOARD OF SELECTMEN	\$	1,035,301.00

Article 27 To see if the Town will vote to ratify funds collected from memberships, donations and other non-property tax revenue to fund and operate the **Community Gym**.

RECOMMENDED BY BOARD OF SELECTMEN

Article 28 To see if the Town will vote to authorize the Board of Selectmen, at their discretion, to accept gift donations of money or other valuables, including real property or land, from individuals, other governmental bodies, or other organizations, provided the gifts do not obligate the Town in any way, and that such donations do not exceed a maximum gift amount of \$100,000 during any fiscal year.

RECOMMENDED BY BOARD OF SELECTMEN

Article 29 To see if the Town will authorize the Treasurer, under the direction of the Board of Selectmen, to sell and/or dispose of any property acquired through the tax lien mortgage foreclosure process, after first offering the property to the previous owners for payment of all back taxes, fees and interest, on such terms as they deem advisable and in the best interest of the Town and to sign and execute municipal quit claim deeds on such property. Except that if the Board of Selectmen sells property tax-acquired from certain qualifying senior, low income taxpayers they shall use the sale process required by Title 36 M.R.S. § 943-C if they sell such property to anyone other than the former owner(s).

RECOMMENDED BY BOARD OF SELECTMEN

Article 30 To see if the Town will authorize the Treasurer, under the direction of the Board of Selectmen, to sell and/or dispose of any property acquired by SEWER LIEN, after first offering the property to the previous owners for payment of all back fees, and interest, on such terms as they deem advisable and in the best interest of the Town and to sign and execute municipal quit claim deeds on such property.

RECOMMENDED BY BOARD OF SELECTMEN

Article 31 To see if the Town will vote to authorize the Board of Selectmen to set the date that real and personal property taxes for the fiscal year of July 1, 2022 to June 30, 2023 will be due and payable by (March 15, 2023) and to fix the rate of interest at 4% per annum to be charged on the unpaid amounts beginning March 16, 2023.

RECOMMENDED BY THE BOARD OF SELECTMEN

Article 32 To see if the Town will vote to authorize the Board of Selectmen to set the date that sewer-user bills for the fiscal year of July 1, 2022 to June 30, 2023 will be due and payable by (March 15, 2023) and to fix the rate of interest at 6% per annum to be charged on the unpaid amounts beginning March 16, 2023.

RECOMMENDED BY BOARD OF SELECTMEN

Article 33 To see if the Town will vote to authorize the Board of Selectmen to sell, or otherwise dispose of, surplus owned town personal property on such terms and conditions as they deem advisable.

RECOMMENDED BY THE BOARD OF SELECTMEN

Article 34 To see if the Town will vote to authorize the Treasurer, with the advice and consent of the Board of Selectmen, to transfer funds received from the State of Maine for the 2022-2023 snowmobile registration funds to the Madawaska Snowmobile Club for the purpose of maintaining their snowmobile trails.

RECOMMENDED BY BOARD OF SELECTMEN

Article 35 To see if the Town will vote to authorize the Town Manager with the advice and consent of the Board of Selectmen to apply for snowmobile trail grants from the State of Maine on behalf of the Madawaska Snowmobile Club to maintain trails, and to transfer such funds to the Madawaska Snowmobile Club.

RECOMMENDED BY BOARD OF SELECTMEN

Article 36 To see if the Town will vote to authorize the Town Manager, with the advice and consent of the Board of Selectmen to apply for ATV trail grants from the State of Maine on behalf of the Madawaska ATV Club to maintain trails, and transfer such funds to the Madawaska ATV Club.

RECOMMENDED BY BOARD OF SELECTMEN

Article 37 To see if the Town will vote to credit the Police Department receipts to include all fees and fines, parking violations, 25% of campsite rental fees, sex offender fees, dog violation fees, court officer/witness for service fees reimbursed by the State, and all funds received from the Department of Justice and other State and Governmental agencies as restitution, to the Police Car Reserve Fund, and to further authorize the Board of Selectmen to draw from the Police Car Reserve Fund as may be deemed necessary to purchase a police vehicle and/or police equipment.

RECOMMENDED BY BOARD OF SELECTMEN

Article 38 To see if the Town will vote to authorize the Board of Selectmen, on behalf of the town, to apply for Federal, State and private foundation grant funds for various projects to benefit the Town, such as for housing, roads, or general economic and Community development purposes; and to further authorize the Selectmen to accept and expend such grant funds for their intended purpose only, provided that the grants do not oblige the Town to provide matching funds or other contributions that have not been previously approved by the voters.

RECOMMENDED BY BOARD OF SELECTMEN

Article 39 Shall the Town of Madawaska vote to approve 2022-2023 Community Development Block applications for the following:

- Micro-Enterprise Program
- Housing Assistance Program
- Downtown Revitalization Program
- Business Assistance Program
- Economic Development Fund Loan Program
- Public Infrastructure Program
- Maine Department of Conservation Recreational Trails Programs
- Maine DOT Safe Routes to School Program
- Maine DOT Quality Community Program
- STK Foundation Grant
- USDA Rural Development Programs
- Maine COPS Hiring Program
- Federal Emergency Management Grants
- FEMA Assistance to Firefighters Grants
- Grants.Gov-EMS Programs
- Maine Community Foundation
- Economic Development Administration
- Northern Borders Regional Commission
- DECD- Business Friendly

and to submit same to the Department of Economic and Community Development, and/or USDA Rural Development; and/or Maine DOT; and/or Maine DOC; and/or Maine Community Foundation; and/or STK Foundation and if said program is approved, to authorize the municipal officers to accept said grant funds, to make such assurances, assume such responsibilities, and exercise such authority as are necessary and reasonable to implement such programs; and, fund our local matching share through un-appropriated reserves and/or in-kind services.

RECOMMENDED BY BOARD OF SELECTMEN

Article 40 To see if the Town will vote to transfer insurance revenues generated from Fire Department Calls to the Fire Department Equipment Reserve.

RECOMMENDED BY BOARD OF SELECTMEN

Article 41 To see if the Town will vote to authorize the Treasurer, under the direction of the Board of Selectmen to sell a piece of property located in Madawaska, Maine found on Tax Map 10, a section of the Undeveloped Cannan Street roughly 50 feet wide commencing at the easterly side abutting 25th Avenue and running in a westerly direction roughly 241 feet to the abutting the Undeveloped Reed Avenue. Property shall be offered to those abutting, the terms of the sale shall be for up to \$1,446.00, shared proportionately with any buyer(s), with the closing, survey and all legal costs to be shared proportionately by willing buyer(s). Property shall be offered to each abutting landowner, with willing buyers responsible to secure the survey and legal work. Abutters not able to meet the terms of the sale will not affect the overall sale, with the property to be offered to those willing buyers proportionately as defined by this article.

Proceeds from the Sale of the property as described in this article will be set aside for the Town of Madawaska's Bicentennial Park Pavilion Project.

RECOMMENDED BY BOARD OF SELECTMEN

Article 42 To see if the Town will vote to authorize the Treasurer, under the direction of the Board of Selectmen to sell a piece of property located in Madawaska, Maine, found on Tax Map 23, Lot 11, recorded in Book 655 and Page 314 at the Northern Aroostook Registry of Deeds. Terms of Sale will be highest bid, with a minimum bid set at \$30,000.00.

Proceeds from the Sale of the property as described in this article will be set aside for the Town of Madawaska's Bicentennial Park Pavilion Project.

RECOMMENDED BY BOARD OF SELECTMEN

Article 43 To see if the Town will vote to authorize the transfer of **\$150,000.00** from the Town's Undesignated Fund (**June 20, 2021 balance: \$2,077,613.00**) into a Credit Reserve Account to provide for reserve funds which may be applied in periods of financial emergency to assist in continuing normal municipal operations without increasing the tax rate. Such account established in accordance of M.R.S.A 30-A § 5018 (3).

Current Balance: \$300,000.00

EXPLANATION: Title 30-A § 5018 (3) authorizes the establishment of such accounts by the Town's legislative body; limits the annual appropriation to such accounts to 5% of the current tax commitment (2022 Town limit: \$353,863); and requires a determination by the legislative body that a financial emergency exists.

RECOMMENDED BY BOARD OF SELECTMEN

Article 44 To see if the Town of Madawaska will vote to adopt the provisions of 5 M.R.S. § 18252-C (PL 2021, Chapter 286) as allowed by MainePERS Rule Chapter 803.

The Town of Madawaska agrees:

- a) To adopt the provisions of 5 M.R.S. §18252-C as enacted by PL 2021, Chapter 286 as allowed by MainePERS Rule Chapter 803 for its non-participating employees with optional membership who previously declined to participate in MainePERS ("eligible employees") and to comply with the following requirements:
 - a. To offer by July 1, 2022 the opportunity to join MainePERS prospectively to all its eligible employees who were employed for more than 5 years as of November 1, 2021, to advise these employees that this will be their only opportunity to join, and to provide MainePERS with documentation of each eligible employee's election; and
 - b. Beginning in 2022, to annually offer eligible employees who have been employed for less than 5 years, and in 2022 eligible employees who had reached 5 years of employment between November 1, 2021 and November 1, 2022, the opportunity to join MainePERS on a prospective basis during an open enrollment period from September 1st through November 1st and to provide MainePERS with documentation of each election made by eligible employees under this provision: and
 - c. To withhold employee contributions for employees who join under this provision on an after-tax basis and to remit them to MainePERS.
- b) To authorize Gary M. Picard, Town Manager to sign the Amended Agreement between the Employer and the Maine Public Employees Retirement System.

Article approved as written

**RECOMMENDED BY BOARD OF SELECTMEN
RECOMMENDED BY SCHOOL COMMITTEE**

Article 45 To see if the Town of Madawaska will vote to change its plan for eligible emergency medical services employees effective July 1, 2022, for future service only.

The Town agrees to:

- a) Provide coverage for its emergency medical services employees who work more than 20 hours per week and who are not seasonal or temporary as defined by the appendix to MainePERS Rule Chapter 802 under Special Plan 3C for service rendered after June 30, 2022. Service rendered by emergency medical services employees before July 1, 2022 remains under Regular Plan AC.
- b) Continue to provide Special Plan 3C to its police officers who work more than 20 hours per week and who are not seasonal or temporary as defined by the appendix to MainePERS Rule Chapter 802.
- c) Continue to provide Regular Plan AC to all other employees work more than 20 hours per week and who are not seasonal or temporary as defined by the appendix to MainePERS Rule Chapter 802, and to its elected/appointed officials.
- d) Continue to exclude all other employees, including all temporary and seasonal employees and employees who work 20 hours per week or less from participating in the plan.
- e) To authorize Gary M Picard, Town Manager to sign the Amended Agreement between the Town and the Maine Public Employees Retirement System.

Article/Motion approved as written.

RECOMMENDED BY BOARD OF SELECTMEN

Article 46 (Written ballot required by statute). To see if the Town will vote to increase the property tax levy limit for the Town of Madawaska by State of Maine Law in the event that the municipal budget under the foregoing articles will result in a tax commitment that is greater than the property tax levy limit.

*****Action on this Article necessary only if the tax commitment is**

is greater than the property tax levy limit.***

Article 47 To see if the Town of Madawaska will exercise its power of eminent domain to take the property interests described in the attached Condemnation Order and paying just compensation for all damages to the owner, Seritage SRC Finance LLC all as set forth in the attached "Order of Condemnation" Exhibit A.

RECOMMENDED BY BOARD OF SELECTMEN

Article 48 To see if the Town of Madawaska will exercise its power of eminent domain to take the property interests described in the attached Condemnation Order and paying just compensation for all damages to the owner, Seritage SRC Finance LLC all as set forth in the attached "Order of Condemnation" Exhibit B.

RECOMMENDED BY BOARD OF SELECTMEN

ORDINANCE ADOPTION

**COPIES OF THE ORDINANCE / AMENDMENTS ARE AVAILABLE WITH THE
TOWN CLERK AT THE MADAWASKA TOWN OFFICE**

Article 49 To see if the Town will vote to approve a "Food Sovereignty Ordinance" as authorized by the Maine Revised Statutes, Title 7, Chapter 8-F, the Maine Food Sovereignty Act.

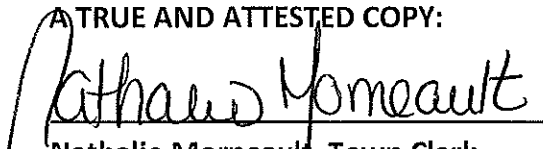
EXPLANATION: MRS Title 7 § 284 authorizes a municipality to "opt-in" and locally adopt Maine Food Sovereignty under home rule authority via adoption of a Food Sovereignty Ordinance. This ordinance shall be governed in adherence to the Maine Food Sovereignty Act Title 7 § 281, 282, 283, 284, 285, and 286.

Ordinance and MRS Title 7, Chapter 8-F attached to the warrant.

RECOMMENDED BY THE BOARD OF SELECTMEN

Dated and signed at Madawaska, Maine this 1st Day of June, 2022

A TRUE AND ATTESTED COPY:

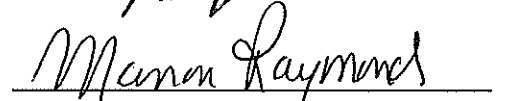

Nathalie Morneau, Town Clerk
Town of Madawaska




Madawaska Board of Selectmen


Richard Dionne, Chairman


Chris Braley, Vice Chairman


Manon Bilodeau Raymond, Selectmen


Jason Boucher, Selectmen

Doug Cyr, Selectmen

EXHIBIT A

CONDEMNATION ORDER

WHEREAS, the Select Board of the Town of Madawaska, Maine, at a meeting held on June 1, 2022, determined that it is in the public interest to take certain interests in property described below;

WHEREAS, the Town has attempted to acquire said property interests at what is deemed a reasonable valuation.

NOW THEREFORE, BE IT ORDERED THAT:

The interests hereby taken shall include all easements and use restrictions set forth in an instrument entitled, "Easement, Access and Operating Agreement" dated February 15, 2006 and recorded in the Northern Aroostook County Registry of Deeds in Book 1485, Page 23. Said agreement was entered into between Sears, Roebuck and Co., a New York corporation and Midtown Realty Associates, a Connecticut limited partnership. The parcel of land upon which the easements and restrictions apply is described as follows:

PARCEL ONE:

The following described piece or parcel of real estate situate in the Town of Madawaska, County of Aroostook and State of Maine, being commonly known as the Mid-Town Shopping Center, according to the Plan and survey made for Leo O. Bouchard and Brigitte Bouchard by T.R. Brown, Land Surveyor, dated August 30, 1972, and being more particularly bounded and described as follows, to wit:

Commencing on the southerly side of East Main Street, so-called in said Madawaska at that point where the westerly margin of Seventh Avenue intersects the southerly line of said East Main Street; thence N 77° 51' W along the southerly margin of said East Main Street a distance of seventy-nine and five-tenths (79.5) feet; thence S 20° 51' W a distance of ninety-seven and seven-tenths (97.7) feet; thence N 77° 51' W a distance of ninety-eight and five-tenths (98.5) feet; thence N 30° 04' E a distance of ninety-nine (99) feet to the southerly margin of said East Main Street; thence N 77° 51' W along the southerly margin of said East Main Street a distance of two hundred twenty-nine and five-tenths, (229.5) feet; thence S 28° 41' W a distance of one hundred sixty-five (165) feet; thence N 77° 51' W a distance of one hundred sixteen and five-tenths (116.5) feet; thence