

BOARD OF SELECTPERSON'S MEETING MINUTES
March 5, 2015 6:30 p.m.
Rumford Falls Auditorium

PRESENT: Chairperson Gregory Buccina, Vice-Chairperson Jeffrey Sterling, Selectperson Frank DiConzo, Town Manager John Madigan, Jr. Absent: Selectpersons Bradford Adley and Mark Belanger

ATTENDEES: Daryl Simard, Kevin Saisi, Chris Brennicks, Eric Giroux, Jim Windover, Cathy Windover, Calvin Burgess, Marie Boudreau, Justin Thacker, Bruce Farrin, Rick Blanchard, Eric Davis, Dick Lovejoy, Dale Roberts, Kevin Knox, Brad Gallant, Tom Bourret, Patty Ladd, Jim Rinaldo, Phil Blampied, Jim Barnett, Dieter Kreckel, Richard Dunton, Bob Berry

1. Meeting Called to Order by Chairperson Buccina at 6:30 p.m.
2. All present Pledged Allegiance to the American Flag
3. Public Hearing: Liquor License Application for Brian's Bistro

There were no comments.

4. Requests of Citizen's Present

Eric Davis asked the Board to follow the Charter regarding Initiated Articles.

Eric Giroux asked if he could park his 18 wheel truck on the town lot across the canal by the old Agway business.

5. Reports

A. Selectperson's Report

Mr. DiConzo did not have a report.

Mr. Sterling reported attending the MDOT meeting regarding the Upper Canal Bridge Deck Replacement Project and the Morse Bridge Painting Project in 2016.

Mr. Buccina did not have a report.

B. Town Manager's Report

The Town Manager noted that RSU 10 will be holding meetings regarding the closing of schools in the area that he believes are important to attend.

He also commented on the samples of material provided to the Board that were used for the "Cast In Place Concrete" project in the Sunnyside Terrace area of town to repair sewer lines.

AVCOG will be sending out a ballot to vote for new officials.

C. Department Manager Reports (as needed)

There were no reports given.

D. Board and Committee Reports (as needed)

There were no reports given.

1. Charter Commission Update – Christopher Brennick

Charter Commission Chairperson Christopher Brennick gave an update on the progress of the Charter Commission. They have completed their Final Report prior to the deadline of Monday, March 2, 2015 for their extension and have submitted it to the Town Office and the Town Attorney for her review. He requested a further extension through June to complete the Public Hearings.

Chairperson Buccina did not believe a further extension was needed and was not sure who holds the Public Hearing, the Board or Charter Commission. Attorney Kreckel will be contacted by Mr. Brennick

Mr. Brennick publicly thanked and commended the members of the Charter Commission for their diligence and hard work.

6. Old Business

A. Presentation and Recommendation from Sidewalk Committee

Jennifer Kreckel, of the Envision Rumford Sidewalk Committee, passed out and discussed the results from the survey of the downtown merchants regarding the sidewalk plans.

Mr. Sterling made a motion to allow non-resident Richard Dunton from Main-Land Development to speak. Vote: 3-0

Mr. DiConzo asked for the cost of replacing just the existing concrete sidewalks to know what amount we need to get a bond for.

Mr. Dunton, of Main-Land Development, noted that the cost of a replacing all sidewalks and adding other features such as planting of trees, tree grates, new light fixtures, street signs, and the front steps of the Municipal Building (estimated between \$55,000 for concrete and \$75,000 for granite) would be approximately \$1,050,000.00.

The Town Manager reported that the treatment plant is overflowing their license requirements, usually in the spring, and have been conducting meetings for Inflow and Infiltration that requires that there are no roof drains emptying into the sewer lines, rather than the storm drains, within a specific time period. He discussed the work that Main-Land Development has done thus far in the planning of this project and the costs involved and also discussed the replacement of the pipes under the sidewalks and the importance of addressing this matter.

Mr. Dunton reported that the lifespan of today's concrete is 50 plus years. The goal would be for the contractor to use correct installation and practices. Main-Land will not require a Clerk of the Works, but would instead hold regular weekly status meetings with the contractor and engineer. There would be random checks performed and Town employees would have some oversight of the activities to keep down consulting costs. They recommend using calcium chloride on the concrete for winter maintenance rather than salt, and to have the sidewalks sealed from time to time. He believes the storm drains need to be addressed during this project and this can be looked at in the design phase, which would involve costs not only to the Town but also to private owners.

Mr. Buccina noted that the Town would like to have the sidewalks last as long as possible, yet live within our means.

Mr. Diconzo believes private owners should be notified of the costs involved.

Kevin Saisi believes the private owners may want this to be done, however, they not be financially able to. If there was a way to help with this, they may be more inclined to participate.

Dale Roberts asked how much was in the sidewalk account and asked if left over funds from the Permanent Roads could be used. The Town Manager believed this may be possible.

Ms. Kreckel mentioned UDAG loans may be available. The Town Manager believed that UDAG funds could possibly be used for private owners seeking to relocate pipes.

Justin Thacker, Pastor of Praise Assembly of God, informed the Board that they just purchased 89 Congress Street. He was concerned about public safety and lighting needs for pedestrians. He related some falls that have occurred and that troubled individuals may need better lighting so they can be seen if they happen to fall.

Jim Windover asked for a cost estimate for the difference in pricing between asphalt and concrete for the citizens to decide upon.

Dan Pearson stated that the million dollar amount scared him and he does not like bond issues because they mortgage our future.

Marie Boudreau believes the sidewalks need help in our town. The trees were nice but the leaves were slippery when they fell. She also asked what happens to the sidewalks when the roots of the trees grow.

Mr. Buccina responded that the prior trees had roots that grew and moved the sewer lines. The Sidewalk Committee has taken that problem under advisement and have suggested a type of tree that would not cause this problem.

Jim Barnett estimated that it would cost \$3,000 for each building to change the piping for the storm drains and sewer lines under the sidewalks and believes the pipes must be replaced during this project. If the sidewalks had to be dug up and repaired after the project is completed, they would never be the same.

Kevin Knox agreed with Mr. Barnett and asked if the Town had records of where the pipes were underground. He feels there are a lot of unanswered questions. He asked if the paving of the streets would be included.

Jim Windover asked where the sewer line runs and thought we should do the streets at the same time if they had to be dug up.

Kevin Saisi asked if there were funds in the Sewer Maintenance Account that could be used to replace the main line down Congress Street. The Town Manager did not know if the main line needed to be totally replaced.

Jim Windover believes these concerns would go away by using asphalt rather than concrete and would be easier to repair down the road.

Mr. Buccina asked what Main-Land believes we should do taking into consideration of the comments expressed.

Rick Dunton believes there is a push/pull struggle on the size and cost of the project which makes the decision making and planning more challenging for all involved. He mentioned that there also may be grant funding possibilities.

Mr. Buccina asked how much was available to do the project from different Town accounts.

The Town Manager discussed the possibility of CDBG funding and said that it is too late for this summer project as the letter of intent was due in January.

Ms. Kreckel reminded the Board that the cost of asphalt is more over 50 years because there is more maintenance needed as compared to concrete which is more durable over time and more attractive to prospective businesses. The trees will have a root containment system and will not affect the pipes under the sidewalks. The bond rate is the lowest interest rate we may ever see.

Jim Rinaldo commented on the DEP's mandate on the storm water problem. He asked if we could in-turn mandate this to businesses to take care of the problem. He asked how long it will take us to pay back the bond. He was also concerned about those that may have a hard time paying their taxes and if this bond may be spread out so that citizen's would be impacted on a smaller scale. He feels citizens should know this so they understand completely.

The Town Manager believes our General Obligation bond will be paid off in a couple years. The impact from finishing up this bond and beginning another will not be noticed as much in the taxes. The current rate for the bond is most likely under 3 percent. *[We get to take advantage of the State of Maine's AAA bond rating by going through the Maine Municipal Bond Bank. Applications are issued in June for bonds to be sold in November.]*

Dan Pearson asked why Congress Street is one way going towards Route 108. He thought it would be better to change the direction of traffic to help the downtown gain more business.

Kevin Saisi stated that a left hand turn from Route 108 onto Congress Street would be unsafe by the Muskie Building. He suggested that the Town Manager look at all the funds that the Town may draw from.

Mr. Sterling was concerned about the request for a Special Town Meeting and if we know the amount we would be asking for at this point. He feels it is important to get this project started this year, but he is not comfortable in recommending a number to voters.

Mr. DiConzo would feel comfortable for a bond figure of \$800,000 and to utilize the various existing funds from the Town including taking care of the sewer lines down Congress Street.

The Town Manager believes that if we need to replace the sewer lines under Congress Street, this would most likely become a permanent road project and we have funds available in that account. He will need to check the balance of all available funds. We also have money in the Bituminous Account if only an overlay is needed.

Mr. Sterling reiterated that this must be done this summer because of the MDOT project in the summer of 2016 with Congress Street being used as a detour. Mr. Sterling asked that the amount of the bond be voted upon at a Special Town Meeting. He would like that figure for the next Board meeting.

Jim Windover asked if there would be an increase in the mil rate to pay for the bond. He was also concerned about the decrease in revenue sharing from the State and also if the paper mill asked for another revaluation.

Mr. DiConzo asked for the time frame before the Annual Meeting to put the figure out.

Attorney Kreckel noted that the Annual Town Warrant has to be signed quite some time before the Annual Meeting.

Mr. Buccina asked what the timeframe was for getting funding and for the project getting done this summer.

Rick Dunton from Main-Land responded that it depends on the scope of the project. If it includes utilities such as water and sewer this increases the design time and contracting time. If it does not include the utilities and the Board meets within a month we are within a timeframe for design and bid specs.

Mr. DiConzo noted that the roof drains need to be rerouted and if we are mandated by the State, can we mandate the property owners.

Attorney Kreckel said that if there was a code violation the Town has the ability to enforce the codes to bring them into compliance with the law. Although some property owners do not live in town, there may be a mechanism in place for us to place a lien on a property to get the drain lines in compliance.

Kevin Knox believes this should be voted on at the Annual Election rather than a Special Meeting where there is smaller attendance.

Jim Barnett thinks that there may be more money needed from the Town to resolve the drain pipe issue as well as from the property owners.

Rick Dunton said they could come back in two weeks with the issue of roof drains, and full water and sewer spectrum.

Mr. Buccina said the Town will do their part to find what we have for resources and come up with a bond figure at the next meeting taking into account all the elements that need to be addressed as in 2016 we will have the MDOT project taking place in town.

Rick Dunton has doubts that the full spectrum of utilities being completed in the summer of 2015 and asked if it could be broken down.

Mr. Buccina asked if contractors could do the work in sections in two years without additional costs to the Town. There could also be weather events that affect the project.

The Town Manager reported that the Town of Mexico had a contract that extended into two years without additional cost from the contractor.

Rick Dunton agreed to look at the budget and the timing and logistics of each portion of the project to give the Board some guidance in decision making at their next meeting.

Attorney Kreckel noted that according to the Charter we should vote at a Town Meeting for this type of budgetary issue so that people have a chance to ask questions, rather than vote at a secret poll election meeting at the ballot box.

Mr. Buccina thanked those that participated in bringing forth the comments in this discussion.

B. Approval of Special Town Meeting to Request a Bond for the Sidewalk Project

Mr. DiConzo made a motion to table this item until the next Board meeting. Vote: 3-0

7. New Business

A. Approval of Minutes from Selectperson's Meeting of February 19, 2015 with Addendum Executive Session, Special Joint Selectperson's Meeting of February 19, 2015 and Selectpersons Executive Session of February 23, 2015

Mr. DiConzo made a motion to approve the minutes from the Selectperson's Meeting of February 19, 2015 with Addendum Executive Session, Special Joint Selectperson's Meeting of February 19, 2015 and Selectpersons Executive Session of February 23, 2015. Vote: 3-0

B. Discussion with Mahoosuc Land Trust regarding Hastings Boat Ramp and In-Kind Services

Mr. Sterling made a motion to allow non-resident Jim Mitchell to speak. Vote: 3-0

After discussion with Mr. Mitchell from Mahoosuc Land Trust, the Board agreed to allow the Public Works Department to work on the project at the Hastings Boat Ramp in Rumford Center with in-kind services. Mahoosuc will pay for the materials.

C. Request from WVAC for Franchise Fees Allocation

Mr. Sterling made a motion to approve giving 2/3 of the cable franchise fees to WVAC-TV7 per the Town Ordinances. Vote: 3-0

D. Discussion regarding On-Line Bill Presentment for Tax and Sewer Bills

Tax Collector Thomas Bourret presented and discussed the possibility of purchasing software for presenting tax and sewer bills online.

E. Approval of Liquor License Application for Brian's Bistro

Mr. DiConzo made a motion to approve the Liquor License Application for Brian's Bistro. Vote: 3-0

F. Approval of Parade Permit for 5K Run for the United Way March Madness Event

Mr. DiConzo made a motion to approve the Parade Permit for the United Way March Madness Event. Vote: 3-0

G. Approval of the Town Warrant dated March 6, 2015

Mr. Sterling made a motion to approve the Town Warrant dated March 6, 2015. Vote: 3-0

8. Adjournment

Mr. Sterling made a motion to adjourn at 8:55 p.m.

John E. Madigan, Jr.
Town Manager

JEMJr/tp