

**BOARD OF SELECTPERSON'S MEETING MINUTES**  
**April 16, 2015 6:30 p.m.**  
**Rumford Falls Auditorium**

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

ATTENDEES: Stacy Carter, Bob Chase, Justin Thacker, Kevin Knox, Peter Chase, Eric Davis

1. Meeting Call to Order at 6:30 p.m. by Chairperson Buccina
2. Pledge of Allegiance to the American Flag
3. Public Hearing (if needed)
4. Requests of Citizen's Present

Don Hamann expressed interest in the Town owned lots adjacent to his property on Waldo Street to use as parking for a possible business that could go into his building. He was advised to fill out an application for the Ad Hoc Committee to review. The Town Manager added that he had recommended and the Board had agreed to hold 426 and 428 Waldo for possible future development.

5. Reports

A. Selectperson's Report

Mr. DiConzo asked if we had received an opinion from the Town Attorney regarding the hours of operation for the Town Hall. The Town Manager responded that this would be addressed at the Ordinance Hearing next week. Mr. DiConzo expressed concern that four towns are looking to pull out of RSU 10 and he also believes if the RSU 10 does not save the town on taxes that it could be dissolved by petition to the State. He also wanted to know if the Town was going to do anything about the burned out building on Route 108 in Smiths Crossing, a trailer near Tina's parking lot that has been deteriorating for years and a collapsed building by the car wash on Route 2. The Town Manager will speak to the Code Enforcement Officer about these concerns.

Mr. Belanger was glad to see potholes being filled in. He believes some areas need to be ground out and resurfaced. The Town Manager said that there are plans to take care of some of these areas. Mr. Belanger also asked for clarification of the ballot question regarding the Sheriff and Police Services. After discussion, it was determined that an opinion was needed from the Town Attorney. He asked about the reallocation of funds that was suggested by the Town Auditor. The Town Manager said the Town Auditor was not available this week and will be here in town next week with some of his staff. He will be on the next Agenda in May.

Mr. Adley was concerned about the condition of property at 152 Hall Hill Road. The Town Manager noted that the Code Enforcement Officer has sent notices to the owner who is out of town and will continue to pursue it. Mr. Adley attended the DARE graduation Monday night and

he gave a shout out to the Rumford Police Department and Sgt. Maifeld for a great job with the students.

Mr. Buccina asked about the Town Auditor and his report. The Town Manager said he will be on the next Agenda. Mr. Buccina was also concerned about upgrading the public boat launch for people to be able to use the river and enjoy the area. He would like this on the next Agenda. The Town Manager noted that this area is scheduled to be paved this summer. Mr. Adley asked if there was any funding available from the State and perhaps our local Representatives Patrick and Peterson could be contacted as the State is funding other access points on waterways.

#### B. Town Manager's Report

The Town Manager reminded the Board that there will be a public hearing on April 20, 2015 at 7:00 p.m. in Muskie Auditorium at Mountain Valley High School to discuss having police services provided by the Sheriff's Office or to continue as separate departments in both towns. Also, the first Ordinance Hearing is scheduled for April 21, 2015 at 6:00 p.m.

#### C. Department Manager Reports (as needed)

Police Chief Stacy Carter informed the Board that a Project Hot Spot community meeting will be taking place on May 13, 2015 at 6:00 p.m. here in the Auditorium to collaborate with the community in reducing crime. The Board, Town Manager and the public are all invited to attend to give input and direction on ways to reduce crime in our area. Flyers will be distributed throughout town to give notice to citizens.

#### D. Board and Committee Reports (as needed)

There were none presented.

### 6. Old Business

#### A. Discussion on Tax Acquired Properties

Fire Chief Robert Chase handed out a status report of where the Ad Hoc committee is with the tax acquired properties. He would like to move forward on 566 Prospect Avenue by placing it out to bid for demolition. Environmental studies were done on 222 Pine Street which had originally been planned for the next demo, but he recommended we demo 251 and 317 Pine Street first as they are smaller buildings with more room for the demo to take place. He would like authorization from the Town Manager to perform environmental studies on those buildings as soon as possible. The Wells Fargo properties could be sold by the auction process. They are both multi-family buildings at 127 Washington Street and 239 Penobscot Street.

Mr. Buccina was concerned about the auction process and if the properties would be in the same situation in a couple years as we may not have any ability to place covenants on the buyers.

Chief Chase will get further information on these properties and up to date photos.

Salvage bids still need to go out for 226 Knox Street for the large 3 unit building near the street.

We also need to follow up with inspections on properties to see if the timelines for rehab are being met on properties that the Town recently sold.

Mr. Buccina complimented the work done thus far. He also mentioned other dilapidated buildings in town and asked what could be done about them.

Chief Chase believes that we need to get the Code Enforcement Officer more involved in researching legal paths to address these properties. Dangerous buildings is a broad interpretation, but it will take the Boards to vote for follow through to get owners to take action on the properties.

The Town Manager reported that the State's Dangerous Building Statute requires the Board to call a hearing to determine if a building is dangerous. We can then give the owners a timeframe to make the repairs and if they do not we can send them a bill. If not paid, we can ultimately file a lien on the property.

Chief Chase will contact Code Enforcement Officer Dave Errington regarding the properties the former CEO was working on and with the Town Manager's supervision have the CEO take action with the Chief's input on the safety of the buildings. It will be important to have the CEO take on this important part in going forward with this process. There are many contacts that must be made, time frames adhered to and responses recorded to cover all the bases legally. Mr. Buccina noted that if it took the CEO an extra day or half day a week, it would be important to keep this process going.

The Chief would like the Board members to let him know of buildings that seem to be dangerous so that he can follow up with them and add them to the list of possible dangerous buildings to be evaluated, inspected and prioritized.

Mr. Buccina would like Chief Chase to come to another meeting in one month to give an update.

Mr. Adley asked if there was an ordinance that could be used to take care of the problems of dangerous buildings that are not Town owned.

The Chief believes we should go back to re-work the former proposed ordinance that would address property maintenance. He does not have anything ready for the Ordinance Hearings this year, but we should look to put something in place to address the problems of blight. He also noted there is a huge push nation and state wide to enact ordinances that allow red X's to be placed on buildings that firefighters and code enforcement believe are so unsafe that it is not worth the risk of a firefighter losing their life to protect the property. Lewiston has been very proactive on this issue on a larger scale. The Chief believes we need to continue our vision to move forward in addressing this issue.

## 7. New Business

### A. Approval of Minutes from April 6, 2015

Mr. DiConzo made a motion to approve the minutes from both meetings of April 6, 2015. Vote: 4-0

### B. Approval of the Town Warrant dated April 17, 2015

Mr. Belanger made a motion to approve the Town Warrant dated April 17, 2015. Vote: 4-0

C. Approval of Hitch Gear Bid for Fire Department

The Town Manager reported on the following bid opening:

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|--|------------|
| 1. Bulldog Fire & Emergency Apparatus  | \$7,861.40 |
| 2. Bergeron Protective Clothing        | \$8,252.90 |
| 3. Industrial Protection Services, LLC | \$8,710.00 |

Mr. Adley made a motion to accept the bid from Bulldog Fire & Emergency Apparatus for \$7,861.40. Vote: 4-0

D. Approval of Hawker's and Peddler's License for Praise Assembly of God

Mr. Adley made a motion to approve the Hawker's and Peddler's License for Justin Thacker of Praise Assembly of God. Vote: 4-0

E. Approval of Parade Permit for Children's Miracle Network 5K Race

Mr. DiConzo made a motion to approve the parade permit for the Children's Miracle Network 5K Race. Vote: 4-0

F. Approval of Charter Commission Final Report

Charter Commission Chairperson Chris Brennick presented a Final Report with their recommendations and noted that Town Attorney Kreckel has reviewed the document and made legal recommendations. He noted they will hold two public hearings for citizen's to attend and would like the Final Report placed on the Annual Town Warrant.

The Board would like time to review the document themselves prior to placing this on the Annual Town Warrant to be voted upon.

Mr. Adley made a motion to table this item until April 21, 2015 when the Board will meet for the first Ordinance Hearing. Vote: 4-0

G. Discussion to close Oxford Avenue as per Rumford Eagles

Mr. Adley made a motion to move up Item G, as Item F may be lengthy. Vote: 4-0

Fred Allen, from the Rumford Eagles, requested to close Oxford Avenue from Cumberland Street to Byron Street for Child Advocacy Day in order to hold a Bike Rodeo on May 2, 2015, from 11:30 a.m. until 4:00 p.m.

Mr. Belanger made a motion to approve the request to close Oxford Avenue from Cumberland Street to Byron Street on the date and times noted. Vote: 4-0

H. \*\*Approval of Request from MDOT for Temporary Over Limit Permit for Municipal Roads

Mr. Belanger made a motion to approve the temporary over limit permit for the Maine Department of Transportation. Vote: 4-0

8. Adjournment

Mr. DiConzo made a motion to adjourn at 7:59 p.m. Vote: 4-0

John E. Madigan, Jr.  
Town Manager

JEMJr/tp