

BOARD OF SELECTPERSON MEETING
May 1, 2014, 7:00 p.m.
Rumford Falls Auditorium

PRESENT: Chairperson Gregory Buccina, Vice-Chairperson Jeffrey Sterling, Selectperson Bradford Adley, Selectperson Jolene Lovejoy, Selectperson Frank DiConzo, Town Manager John Madigan, Jr.

ATTENDEES: Candice Casey, Chris DeSalle, Tonia DeSalle, Randall Smith, Bromley Cook, Maureen Cook, Thomas Fallon, Robert Chase, Amanda Houston, Bruce Farrin, Mia Purcell, Stacy Carter, Terry Karkos, Dieter Kreckel, Jennifer Kreckel

1. Meeting Called to Order at 7:00 by Chairperson Buccina
2. All present Pledged Allegiance to the American Flag
3. Requests of Citizen's Present No

requests were presented to the Board.

4. Reports

A. Selectperson's Report

Ms. Lovejoy spoke about a recent letter to the editor regarding nomination papers being turned in to the Town Clerk's office.

Mr. Adley, Mr. DiConzo and Mr. Sterling did not have a report for this meeting.

Mr. Buccina mentioned that Justin Thacker, a local pastor, would like to speak with the Board about his concerns regarding the community. A future date for a forum for this discussion will be sought and advertised in the future. Mr. Thacker also invited the Select Board to a National Day of Prayer gathering today to come together for the betterment of our community.

B. Town Manager's Report

The Town Manager presented a request from Christopher DeSalle to purchase a tax acquired property that abuts his property. The lot holds a mobile home in terrible condition with mold issues, etc. The DeSalle's would like to remove the mobile home and improve the condition of the lot. This would bring the lot lines back to the original size before it was divided to place the mobile home there. There will be costs in disposing of the mobile home and the other small building on the lot that will be borne by the DeSalle's.

Mr. Buccina asked to have this placed on the next Agenda or to move this to New Business on this Agenda.

Fire Chief Robert Chase wanted assurance that the mobile home not end up somewhere else in town to become an eyesore as has happened elsewhere in the town.

The Town Manager discussed the list of potential candidates to serve on the Consolidation Study Sub-Committees. The Board questioned whether they should appoint citizens to the list at this meeting prior to Municipal Resources visit on May 14 and 15 to possibly meet with the people on the Sub-Committees.

Mr. DiConzo made a motion to appoint the following to Consolidation Subcommittees: Jonathan Starr to Police; Michael Arsenault to Fire; Roger Viger Jr., to Public Works; Marie Boudreau to Park, Recreation and Library; Bromley Cook to Public Works; Roger Arsenault to Town Hall and Finance; Candice Casey to Police; Gary Dolloff to Park, Recreation and Library.

Jennifer Kreckel asked if these appointments were on the Agenda.

Candice Casey believes the appointments need to be made as the date the Sub-Committees will meet is scheduled for next week.

Chair Buccina said that this item can be placed on the agenda if a critical circumstance exists.

**Mr. DiConzo made a motion to declare a critical circumstance to place this item further down on the Agenda. Vote: 4-0

Mr. DiConzo withdrew his motion.

The Board will vote on this matter later under New Business.

The Town Manager informed the Board that the Board of Assessor's completed a hearing on an abatement request from NewPage for 64 million. After all the data was reviewed in Executive Session, the Board of Assessor's determined through their legal representative, Mr. Bill Van Tuinen, that an abatement of \$9,321,000.00 be allocated between the requested abatement categories of real property and personal property for production equipment. That computes to a \$225,694.63 abatement including interest, and a check has already been prepared. The Town has an overlay account that is large enough to cover this amount without impacting the current fiscal year. The NewPage Mill has the right to appeal the decision within 60 days to the State Tax Assessor, which could take up to two years.

The Town Manager informed the Board that Code Enforcement Officer Richard Kent has resigned effective May 14, 2014 as he has accepted another position out of state Depending on circumstances, he may be able to stay until May 30th. The Town Manager has spoken to Dave Errington, CEO in Mexico, who is willing to fill in on an interim basis. We will need to make a decision as to how to fill the position. He also thanked Mr. Kent for his nine years of service to the Town.

Selectperson Adley arrived at the meeting.

C. Department Manager Reports (as needed)

Police Chief Stacy Carter informed the Board that there will be extra patrols out this spring using funding from the Bureau of Highway Safety, for impaired driving, seat belt enforcement and under-age drinking. He also mentioned that there are graduation parties and dances at this time of year and the Department will do all they can to protect students from any tragedies.

Fire Chief Robert Chase thanked the Rumford Water District for working cooperatively with the Fire Department during the hydrant flushing so that they could conduct hydrant flow testing. He also mentioned that the State has allocated \$30,000 worth of air packs, from a disbanded Haz-Mat group, which has been made available to Rumford Fire. We will need to purchase air bottles to go with the air packs in the near future.

D. Board and Committee Reports (as needed)

No Board or Committee Reports were given.

5. Old Business

6. New Business

A. Appointment of Consolidation Study Sub-Committees

Board discussed that these sub-committees are advisory in nature. Mr.

DiConzo restated his earlier motion as follows:

Mr. DiConzo made a motion to appoint the following to Consolidation Subcommittees: Jonathan Starr to Police; Michael Arsenault to Fire; Roger Viger Jr., to Public Works; Marie Boudreau to Park, Recreation and Library; Bromley Cook to Public Works; Roger Arsenault to Town Hall and Finance; Candice Casey to Police; Gary Dolloff to Park, Recreation and Library. Vote on the motion: 5-0

B. Request from Town Manager to Approve Minutes from the Selectperson's Meeting of April 17, 2014, Selectperson's Ordinance Hearings of April 14, 2014 and April 21, 2014

Mr. DiConzo made a motion to approve the minutes from the Selectperson's Meeting of April 17, 2014, Selectperson's Ordinance Hearings of April 14, 2014 and April 21, 2014. Vote: 5-0

C. Request from Town Manager to Approve the Town Warrant dated May 2, 2014

Mr. Sterling made a motion to approve the Town Warrant dated May 2, 2014. Vote: 4-0-1, Mr. Adley abstained.

D. *Request from Seth Carey to use Town Property to Create a Fitness Trail

Mr. Adley made a motion to allow non-resident, Randall Smith, to speak. Vote: 5-0

Mr. Smith explained that Seth Carey was unable to attend the meeting and presented the request for Healthy Main Streets sub-organization of Envision Rumford. The group would like permission to use 10 parcels of land (12x12 feet) on the Island to set up equipment for a fitness trail. The equipment would be galvanized piping and to be imbedded in concrete and surrounded by soft material. This would allow people walking the fitness trail to stop at these locations to do other exercises. The cost of the stations would be approximately \$3,000 which would come from donations. They anticipate all volunteer labor to install the equipment. They do not believe there will be any tax payer monies needed for this effort, although they do not know if there will be any liability for the Town.

The Town Manager believes that the Town would be exempt from any liability for facilities that are provided. He believes that once the equipment is installed the Town would need to provide the maintenance of the equipment and, as such, he would like the Park Department involved. He also mentioned that the walking trail along the Swift River might be a good place for this equipment. He was not sure if there was enough land along the river on the Island for these stations, except for Morency Park. He initially believed that the request was for the Town to turn over this land and he did not believe that would be a good idea.

Jennifer Kreckel, from Envision Rumford, would like to see Michael Mills and the Park & Recreation Department be involved in the planning of the fitness trail.

The consensus of the Board was to allow the Envision Group to proceed with their efforts to install a Fitness Trail working in conjunction with Michael Mills of the Park & Recreation Department.

E. Approval of Annual Town Warrant for Town Meeting and Secret Ballot Elections of June 2014

Mr. DiConzo made a motion to approve the Annual Town Warrant for Town Meeting and Secret Ballot Elections of June 2014.

Candice Casey suggested a hiring freeze and to revisit the town budgets.

Vote on the motion: 5-0

F. Approval of Warden and Deputy Warden(s) for June 2014 Secret Ballot Elections

Ms. Lovejoy made a motion to appoint Bradford Adley as Warden and Gregory Buccina as Deputy Warden. Vote: 5-0

G. Approval of Request from Voter Registrar to Eliminate Night Time Hours

Ms. Lovejoy made a motion to approve the request from the Voter Registrar to eliminate night time hours. Vote: 5-0

H. Approval of Parade Permit for RV Healthy Communities Coalition for 5K Race

Mr. Sterling made a motion to approve the parade permit for the River Valley Healthy Communities Coalition 5K Race. Vote: 5-0

I. Approval of the Hiring of Police Officer

Police Chief Stacy Carter explained that this appointment would fill a vacancy in the Department that he has already brought to the Board's attention for pre-approval. He recommended hiring Thomas College graduate and US Army Reservist, James McLamb as a new Police Officer for the Police Department.

Ms. Casey asked if he has completed the Maine Criminal Justice Academy as part of his program at Thomas College.

Chief Carter explained that he has not and will need to complete the training at the Academy within one year.

Mr. Adley made a motion to approve the hiring of Police Officer James McLamb. Vote: 4-1, Mr. DiConzo opposed.

J. **Request from Christopher and Tonia DeSalle for Property on South Rumford Road

The Town Manager recommended that the Board approve the proposal from abutters Christopher and Tonia DeSalle for the tax acquired property at 103 South Rumford Road, in return for their removal of the mobile home and shed on the property which would also restore the lot to its original dimensions. The outstanding amount due for taxes and fees is \$420.78.

The Fire Chief was concerned about where the mobile home will be taken as he does not want it to end up being a problem somewhere else in town.

Mr. DiConzo made a motion to approve the proposal from Christopher and Tonia DeSalle for the tax acquired property at 103 South Rumford Road, to forego the taxes that are due, and to require the disposal of the mobile home and shed per their proposal.

Ms. Lovejoy would like the property restored in a short amount of time.

Mr. Buccina asked for their intentions on removal. Ms. DeSalle replied that the estimation for removal would be two weeks to one month depending on the condition of the land that the mobile home sits on.

The Town Manager will contact the Town Attorney to draft a Quit Claim Deed for the property and have it ready to be signed by the Board at their next meeting and the Town will record the Deed at the Registry.

Vote on the motion: 5-0

Ms. Lovejoy wanted to specify that the Town will not be able to forego the taxes on every tax acquired property and that the Board will decide these matters on a case by case basis.

K. Discussion on Proposal from Don Hamann for Property at 411 Cumberland Street

The Town Manager explained that Mr. Hamann has submitted his written plan as requested at the last meeting. The plan was read and the Code Enforcement Officer gave his approval of the plan.

Ms. Lovejoy made a motion to approve the proposal from Don Hamann for \$100.00 for tax acquired property at 411 Cumberland Street and forego the outstanding balance for taxes and fees.

Mr. Adley would like language in the Deed that the building is to be torn down and not restored, and for the project to be complete in four months.

The Town Manager will ask the Town Attorney to draft the Quit Claim Deed with the covenants expressed by the Board.

Fire Chief Chase would like a further covenant added that the property be maintained as far as litter, garbage, and overgrowth, and that refuse from adjacent buildings not end up there, etc. These types of things would contribute to blight in the community and the Town.

The Town Manager added that language should also include that the property would revert back to the Town if the project is not complete within four months. Mr. Hamann owns the abutting property and it is believed that he will maintain this property as well.

Mr. Buccina would like the covenant language expressed on this item to be considered in the process for disposal of all tax acquired properties.

Mr. Adley and Ms. Lovejoy both amended their motion and second to include the language for the covenants.

This lot became acquired for the 2010 tax year, and the outstanding taxes and fees that are due total \$3,156.39. For the Town to take the building down the costs could be \$20,000.00 or more.

Vote on the motion with covenants: 5-0

L. Request from MDOT for Construction Over-Limit Permit Over Roads in Municipal Ways

The Town Manager explained that this is a formality regarding the bid for all the paving scheduled on Route 2 in the Town this summer. This would give proper authorization from the Town for the over limit equipment to travel over the road and most equipment will most likely be transported on state highways within the Town.

Mr. Sterling made a motion to approve the request from the MDOT for a Construction Over-Limit Permit over roads in municipal ways. Vote: 5-0

7. Adjournment

Mr. Adley made a motion to adjourn at 8:22 p.m. Vote: 5-0

A handwritten signature in blue ink, appearing to read "John E. Madigan, Jr.", written in a cursive style.

John E. Madigan, Jr.
Town Manager

JEMJr/tp