

**BOARD OF SELECTPERSON'S SPECIAL MEETING MINUTES**  
**May 4, 2015, 6:00 p.m.**  
**Municipal Building Auditorium**

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

ATTENDEES: Jim Rinaldo, Jim Windover, Bromley Cook, Maureen Cook, Andy Russell, Kim Sequoia, Linda Macgregor, Mitzi Sequoia, Matt Daigle, Tom Carey, Jennifer Kreckel, Seth Carey, Beth Bellegarde

1. Meeting Called to Order by Vice-Chairperson Buccina
2. Pledge of Allegiance to the American Flag
3. Approval to Place Land Donation for Additional Gravesites to Abbott's Mills Cemetery on the Annual Town Warrant

Mr. Buccina arrived at 6:25 p.m.

Mr. Belanger made a motion to approve the land donation from Ruth Thornton that is adjacent to Abbott's Mill Cemetery, on the Annual Town Warrant. Vote: 5-0

4. Discussion/Approval to Place a Request to Authorize the Select Board to Lease Town Land for the Development of a Zip Line on the Annual Town Warrant

Bromley Cook asked if the zipline would be in compliance with the Town's Shoreland Zoning Ordinance.

Maureen Cook asked about the liability issues around the leasing of this property. The Town Manager explained that the zipline business would carry the liability coverage and would be responsible for what happened on that property.

Linda Macgregor asked why this important issue was not publicized or placed on an Agenda until last Friday. Ms. Macgregor believed there should have been better notice of the meeting. She was also concerned about the wires along River Street being a hazard and the launch being used at Morency Park. She was concerned about the survey and lease not being done until after the vote. She also asked if there was a business plan.

The Town Manager replied that the formal request came in late and in order to place this item on the Annual Town Warrant, the Board needed to vote for approval. He also explained that Morency Park itself would not be used for a launch site; it would be the land between the Park and the bridge.

Bill French was not in objection with the idea of the zipline, but was opposed to a lease term not being known to the voters before the vote and leaving it up to the Board to negotiate. He noted that the Board could consider a lease of \$2.00 per year for 20 years. He believes the Board should consider that the Town receive a percentage of the gross profits and have that placed in the lease. He also believes that an indemnity clause should be part of the lease.

Jim Rinaldo explained that the Board was to come back with an amount for the lease. The business would pay taxes on the infrastructure valued at approximately \$150,000-\$200,000 that would possibly generate \$5,000 per year for property taxes. This venture would be bringing people to town. The developer has not suggested any amount for a lease.

Linda French believes there is a problem in the system and asked why this issue is going on at the Town Meeting when no one knows anything about it. Mr. Buccina noted that the request was to expedite this to go on the Warrant and still have the Warrant available early enough to get absentee ballots printed.

Jim Rinaldo explained that this venture has been discussed for a few months and there has been a great deal of preparation and research done for the proposal.

Mr. Sterling asked if there were any informational hearings planned before the vote. Mr. Rinaldo said this would be discussed at Town Meeting and perhaps he would have Bruce Farrin of the Rumford Times do a story.

Mrs. French believes the community needed to be involved before this type of thing moved forward.

Seth Carey explained that there is a facebook page for this proposal.

Linda Macgregor has only seen brief reports to the Envision Rumford Committee by Jim Rinaldo. If this was a good idea, it should have been brought forth so the community can learn what they may gain from the venture. She went online to see if any town had benefited from a zipline being run in their community and asked if there was any evidence of economic development from a zipline.

Jim Rinaldo reported that the town of Wiscasset has had a zipline (Monkey See Monkey Do) for three years and drew 100,000 people and they are expanding. He believes this would help our town, even by accident.

Maureen Cook believes we need to compare apples to apples to other communities that have ziplines.

Mr. Buccina believes this matter would be better served at a public hearing.

Bill French believes that the Town should participate in the success of the zip-line if it is going to be as successful as presented. He noted that two years ago the Town was asked to sell the land for \$1.00 to the developer for this venture. We also need disclosure as to what is being done to protect the citizens of Rumford.

Jim Rinaldo noted that the developers suggested this purchase amount two years ago and this time have decided to have the Board make the decision.

Mr. Belanger left the meeting at approximately 7:00 p.m.

Mr. Buccina noted the request was to authorize the Board to enter into negotiations to lease Town land for a potential development. The comments made tonight are valid and educational and he encouraged the developers to hold a public hearing. The Town is trying to keep the

town's best interest in mind and also trying to promote economic development in our area. He believes that sometimes we need to act quickly and let the public decide.

Vote: on the motion: 4-0

#### 5. Approval of Annual Town Warrant

Mr. Adley made a motion to approve the Annual Town Warrant.

Bromley Cook asked if the Annual Town Warrant was made available on the website or for the public.

The Town Manager replied that the Annual Town Warrant is not posted until it has been approved by the Board.

Vote: 4-0

Chairperson Buccina noted that the Annual Town Warrant will be placed on the Town's website and copies will be made available for the citizens.

#### 6. Signing of Filing Certificates for Proposed Ordinance and Charter Amendments and Revisions

Chairperson Buccina and Attorney Kreckel read the explanation and summary from the Annual Town Warrant for the five proposed Ordinance changes.

Attorney Kreckel read the explanation and summary of the nine proposed Charter revisions from the Charter Commission that are also on the Annual Town Warrant.

The Board signed Filing Certificates, drafted by Attorney Kreckel, that were attached to the proposed changes in the Ordinances and Charter.

Regarding the issue for voting on the Police services article at the open Town Meeting rather than at the Secret Poll Election Meeting per the Charter, the Town Manager read a section from the Charter that would refer voting to the secret ballot election if a motion is made at the open Town Meeting and voted in the affirmative.

Mr. DiConzo read a prepared statement regarding the voting on the Police Services Article at the Annual Town Business Meeting rather than at the Secret Poll Election Meeting.

#### 7. Adjournment

Mr. Sterling made a motion to adjourn at 7:30 p.m. Vote: 4-0

John E. Madigan, Jr.  
Town Manager

JEMJr/tp