

**BOARD OF SELECTPERSON'S MEETING MINUTES**  
**June 4, 2015 6:30 p.m.**  
**Rumford Falls Auditorium**

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

ATTENDEES: Jeremy Volkernick, Rebecca Knox, Kevin Knox, Dale Roberts, Eric Giroux, Robert Chase, Bruce Farrin, Peter Chase, Andy Russell

1. Meeting Call to Order
2. Pledge of Allegiance to the American Flag
3. Public Hearing: Liquor License and Special Amusement Permit for Le Paresseux

There were no comments.

4. Requests of Citizen's Present

Jeremy Volkernick asked if he could speak later in the meeting under Item E. The Chairperson said he would be able to speak at that time.

Dale Roberts asked why we could not use our own excavator to tear down a building after a fire, such as the recent fire with the Linnell Motel.

The Town Manager noted that the insurance company for the Linnell Motel would pay the costs for the demolition and the Fire Chief could commandeer any equipment if he deems there is an emergency. He believes we could provide this service and equipment and bill the owner. Mr. Roberts also asked why we still own the old vacuum sweeper after purchasing the mechanical sweeper, as we are not allowed to add something to the fleet. The Town Manager believes that the decision to keep the old vacuum sweeper was that we would only keep it until it lasted as it was on its last legs.

5. Reports

A. Selectperson's Report

Mr. Belanger thanked Mr. Buccina for his time on the Board and as Chairperson all these years and that he will be missed.

Mr. Adley gave an "atta-boy" to the Police Department as they did the Torch Run for Special Olympics again this year. The Annual Town Meeting was well attended and went quite well. He also noted that he has worked with Mr. Buccina for 8 years and he will be missed.

Mr. Buccina said that it has been a pleasure working with the Board and a learning experience working with the Town Manager. He hopes things will continue to move forward.

B. Town Manager's Report

The Town Manager thanked Chairperson Buccina for his support for the last year and a half and wished him well.

A request for a donation came from the Rumford Community Home as they are holding a barbeque by raising funds for the Alzheimer's Association, Maine Chapter. Mr. Adley believes funding requests should go through the Initiated Article request process. In further discussion, the Board was in agreement.

The Town Manager read a letter from Bo Nordwell, who would like to start a walking tour business in Rumford as has been done for historical and once struggling places such as the city of Savannah, and have been very successful in improving their economy. It was suggested that the Town Manager have Mr. Nordwell contact Curtis Rice, who has a historical interest in this area.

The MMA is holding an Elected Officials Workshop at the Bethel Inn on June 30, 2015 and it would be a good refresher course for the Board.

An electric pole will be removed when the old bridge in Rumford Point is removed and CMP wanted to know if the Town wants the pole replaced after the bridge is out as there is a streetlight on it. Once the bridge is out it will be a dead end street and will only light the adjacent church parking lot. The Town Manager is to contact the church in case they want to pick up the street light themselves. Mr. Adley believes there may be a carry in and carry out for boating going in near that area by Mahoosuc Land Trust, and this light may be helpful for a park and ride. We will wait to see what the church says.

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

Fire Chief Robert Chase reported that the 1992 pumper/tanker engine stationed at Rumford Point, threw a bearing during pump testing. The repair job is in the area of \$1,200.00 or more. This vehicle is slated for replacement in two years but they were hoping to get 3-4 more years out of it.

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

None were presented.

### 6. Old Business

#### A. Discussion of the May 21, 2015 Approval of the Gravel and Winter Sand Bid

The Town Manager reported that Richard Tibbetts would not be able to attend the meeting. The Board did not take any action on this issue.

Mr. Belanger made a request that this item not go on the next Agenda.

Kevin Knox asked if this item would be brought up again. Chairperson Buccina indicated that it would not.

### 7. New Business

#### A. Approval of Minutes from May 21, 2015

Mr. Belanger made a motion to approve the minutes from May 21, 2015. Vote: 3-0

B. Approval of the Town Warrant dated June 4, 2015

Mr. Sterling arrived at 6:50 p.m.

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

C. Request for Dead End Street Sign at Corner of Piscataquis Street and Strafford Avenue

The Town Manager reported that there is only one house on that section of the road and the property owner said that people are turning around in his driveway and asked for a sign.

In discussion, it was decided to have the Town Manager use his judgement after talking with Public Works Superintendent Andy Russell about this request.

D. Request from Don Hamann to Purchase Tax Acquired Property on Waldo Street

The Town Manager noted that Mr. Hamann has filled out an application and provided a proposal for each lot. He also received a call from a realtor about these lots. Initially we had decided to keep all those lots for future economic development and have not bid out these lots.

Mr. Adley made a motion to allow non-resident, Don Hamann to speak. Vote: 4-0

Mr. Adley was concerned about keeping this property for a large potential developer as the Board had decided upon at an earlier meeting.

Mr. Hamann would like to purchase the town lots for employee parking for his building, the former Bouffard's Furniture Store which is 22,000 square feet, for a potential business he is planning.

Mr. Adley suggested that we make those lots public parking lots that his employees could park in. Mr. Hamann said he would go to another town as he really needs that space for employees to park and feels that would leave him in limbo.

The idea of leasing the property for a few years was also discussed.

Also, the Board discussed potential tax savings for a new business in that area as it is in a TIF district.

Chairperson Buccina suggested scheduling an Executive Session to discuss Mr. Hamann's plans for the potential business and could bring a legal rep if so desired. Mr. Hamann will speak with Mr. Madigan to go on an Agenda in two weeks.

E. Approval of Window Painting Bid for Fire Department

Fire Chief Robert Chase explained that there are 42 windows to be painted on the Fire Station and must contract out the work as the paint contains lead. Bids were received: from Daniel Frazel for \$3,200.00 and John Ronan for \$10,500.00.

Mr. Adley made a motion to award the bid to Daniel Frazel for \$3,200.00.

Chief Chase contacted both bidders as the bids amounts were quite far apart. He was reassured by Mr. Frazel that he would be able to perform this work and abate the lead.

Jeremy Volkernick, a former Fire Fighter, asked why the Fire Department personnel could not do this painting. He noted some of the work he did there while in the Department. He believes there could be some cost savings by having the Fire Department personnel do this work.

The Town Manager noted that the rules have changed and a person must be licensed to abate any leaded paint that is scraped off.

Fire Chief Chase reiterated Mr. Madigan's comments. He added that the scraping will go down to the bare wood and they would be filling in some areas then painting over it. He noted that this is the first bid that has been put out for maintenance on the Station in the six years he has been Chief.

Mr. Belanger asked if a heat gun will be used to remove all the lead. The Chief answered that they will only be scraped, then repainted.

Mr. Volkernick suggested that this be re-bid for the scraping only for a licensed contractor and have the Fire Department personnel finish the painting job.

Vote: 4-0

F. Approval of Liquor License Application and Special Amusement Permit for Le Paresseux

Mr. Sterling made a motion to approve the Liquor License and Special Amusement Permit for Le Paresseux Club. Vote: 4-0

G. Discussion of Dangerous Building/Porches at 240 Pine Street

A letter from the Code Enforcement Officer was provided to the Board for their information. The Town Manager would like to fast track this issue. We may need to go to court or tear down the porches for the safety of the public. The owner has not followed through on what he said he would do at this point.

Chairperson Buccina stressed that this be followed through and taken care of.

H. Approval of Quit Claim Deed for 323 Knox Street (Sewer Lien)

The Town Manager reported that the owners paid the back sewer bills, but the property had gone to lien and there was an automatic foreclosure on the lien. The Town Clerk contacted Maine Municipal for their decision on the matter and is awaiting their reply. He would like to wait until the next meeting to get further information.

Mr. Adley made a motion to table Items 7H and 7I. Vote: 4-0

I. Approval of Quit Claim Deed for 18 Lochness Road (Sewer Lien)

See Item I.

J. Acceptance of Resignation of Emergency Management Director and Recommendation and Appointment of Fire Chief as Emergency Management Director

Chairperson Buccina read the resignation letter from Richard Coulombe.

Mr. Belanger made a motion to accept the resignation from Richard Coulombe with regret, and to appoint Fire Chief Robert Chase as Emergency Management Director. Vote: 4-0

Selectperson Jeffrey Sterling came late to the meeting and asked if he could make his Selectperson comments. He believes we had a good year as a Board. He complimented the leadership of outgoing Chairperson Buccina and Town Manager John Madigan.

8. Executive Session for Public Works Union Negotiations pursuant to 1 MRS 405 (6)(D)

Mr. Belanger made a motion to go into Executive Session pursuant to 1 MRS 405 (6)(D) at 7:24 p.m. for Public Works Union negotiations with the Town Manager and Public Works Superintendent Andy Russell. Vote: 4-0

Mr. Buccina left the meeting prior to the Executive Session.

Executive Session In at 7:30 p.m.  
Executive Session Out at 8:56 p.m.

No action taken.

9. Adjournment

Mr. Adley made a motion to adjourn at 8:57 p.m. Vote: 3-0

John E. Madigan, Jr.  
Town Manager

JEMJr/tp