

BOARD OF SELECTPERSON'S MEETING
June 5, 2014, 7:00 p.m.
Rumford Falls Auditorium

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

ATTENDEES: Candice Casey, Nick Brown, Kevin Saisi, Dick Lovejoy, Andy Russell, Bob Berry, Bob Chase, Jim Rinaldo, Richard Tibbetts, Robert Henderson, Tom Bourret, Terry Karkos, Bruce Farrin, Mia Purcell, Jennifer Kreckel

1. Meeting Called to Order at 7:00 p.m. by Chairperson Buccina
2. All present Pledged Allegiance to the American Flag
3. Requests of Citizen's Present

There were no requests presented.

4. Reports

A. Selectperson's Report

Mr. Diconzo was concerned about the response from employees on the surveys for the Consolidation Study. The Town Manager believes the majority of our employees have taken the survey at this time. He also wanted a list of the members of the subcommittees. The Town Manager mentioned that the information was placed in the mailboxes for the Board members. He was also concerned about the upcoming Election and the counting of the absentee ballots.

Ms. Lovejoy commented that this may be the last meeting for two Board members. She stated that it has been an honor to serve on the Board and a privilege to serve the community.

Mr. Sterling commented that this may be the last meeting for he and Ms. Lovejoy. He has enjoyed working with the Board members over the years and appreciated the opportunity to serve.

Mr. Adley arrived at 7:20 p.m.

Mr. Adley reported on the fine students that graduated from Mountain Valley High School this year, including his daughter, and that he feels a great amount of hope for our future.

B. Town Manager's Report

The Town Manager reported on receiving correspondence from Wells Fargo that offers a property at 127 Washington Street to the Town along with \$19,000.00 so that the Town could tear it down. The voters would need to approve this offer.

After discussion by the Board, it was decided to place this item on the next Board Agenda. Fire Chief Robert Chase will gather information about the status of the building to have for the meeting.

The Town Manager reported that the Public Works Department just removed a porch on a tax-acquired building on Free Street that was considered dangerous. The house itself is in fairly good shape and a passerby expressed interest in having it restored.

The Town Manager also met with Public Works employees Buddy Tidswell and Andy Russell along with Code Enforcement Officer Dave Errington to look at removal of side by side buildings on 426 and 428 Waldo Street. The consensus was that this work could be done by the Public Works Department with the rental of a 50 yard container from Archies for the debris removal. The estimated maximum cost for removal of the debris of each building is \$11,310.00, \$22,620.00 for both, and the cost with labor and equipment for Public Works would bring the total to \$35,301.60 for both buildings. The Town Manager believes we should haul away the debris so the lot will still be usable.

The Board would like to have the Public Works Department to take down the buildings, rather than put the demolition work out to bid. The Town Manager believes it will be a good opportunity to see how much our town crew can do this for.

The Town Manager reported that Jim Rinaldo and Glen Homes have placed an advertisement for the Puiia Business Park in the New England Real Estate Journal to run for 4 weeks.

C. Department Manager Reports (as needed)

Fire Chief Robert Chase informed the Board that he and Code Enforcement Officer David Errington will be inspecting tax acquired buildings.

D. Board and Committee Reports (as needed)

There were no reports for this meeting.

5. Old Business

A. Sewer Main CIPP Rehabilitation Bid from April 2013

The Town Manager recommended that the Board approve this repair for the Sunnyside Terrace area as part of the sewer line piping that would be repaired is within an aquifer and this type of repair could last 30 years.

Ms. Lovejoy and Mr. Adley expressed concerns on this area and the stability of the ground.

The Town Manager explained that the level of the pipes is very low in the ground and in order to raise them up, we would need to install a new pump station. Andy Russell estimated the cost of a new pump station at \$80,000.00 not including installation.

Mr. Adley asked if this bid will still be honored by Insituform and if we have the funds. Mr. Russell answered that they were the low bidder originally in April 2013 and they will honor this bid amount. The funds will come from Sewer Extension Fund and upgrades.

Mr. Adley made a motion to approve the bid from Insituform Technologies LLC for \$169,076.00.
Vote: 4-0

Ms. Lovejoy asked to move "Item H. Gravel and Winter Sand Bids," up in the Agenda. There were no objections.

New Business: Item H. Approval of Gravel and Winder Sand Bid

The Town Manager reported on receipt of the following Gravel and Winter Sand bids:

- | | |
|---------------------------|-------------|
| 1. R.A. Tibbets | \$88,072.50 |
| 2. Clinton Bradbury, Inc. | \$88,397.00 |
| 3. Knox Loam and Gravel | \$97,985.00 |

Ms. Lovejoy made a motion to approve the bid from R.A. Tibbetts for \$88,072.50 provided they meet the bid specs.

Mr. Adley made a motion to allow non-resident Richard Tibbetts to speak. Vote: 4-0

Mr. Adley asked if Mr. Tibbetts paid taxes in the Town of Rumford. Mr. Tibbetts responded that he did.

Vote on the motion for the awarding of the bid: Vote: 4-0

6. New Business

- A. Approval of Minutes from the Selectperson's Meeting of May 15, 2014 and ***Selectperson's Special Meeting of May 22, 2014

Mr. Adley made a motion to approve the minutes from the Selectperson's Meeting of May 15, 2014 and Selectperson's Special Meeting of May 22, 2014. Vote: 4-0

- B. Request from Town Manager to Approve the Town Warrant dated June 6, 2014

This Item was tabled until later in the meeting.

- C. Discussion on Sidewalk Restorations with Envision Rumford

Jennifer Kreckel of Envision Rumford reported that Main-Land Development and Terrance J. DeWan have given some professional estimates of revitalizing downtown areas. A recent plan has been distributed to all the Board members to review and Bob Berry from Main-Land is present to answer any questions. The plan to revitalize the Downtown would begin with Congress Street, and the sidewalks are an integral part of the Downtown that may entice businesses to locate there.

The Town Manager mentioned that Kent Associates developed a plan for the Downtown Revitalization back in 2006 and a copy of that plan will be given to Main-Land.

Ms. Lovejoy believes this is one of the challenges before the Board as there is further cost involved in considering this option and there is also pressure from the citizen's to get the sidewalks done as there are unsafe areas.

Candice Casey stated that some in the community believe high taxes are the problem in our community. She believes that any new prospective business will look at the condition of the streets, sidewalks, buildings, schools, litter, etc., and what they see now will cause them to stay away. We need to beautify our community to attract business and she encouraged the Board to put this project out to be completed.

Ms. Lovejoy made a motion to allow non-resident, Bob Berry, to speak. Vote: 4-0

Mr. Berry explained that the report that was done by Kent Associates was a master plan of the Down town area. The second phase contains specifics for Congress Street alone.

Ms. Lovejoy believes we need to show some progress on the sidewalks, as well as the buildings for the citizen's to see that something is happening.

Mr. DiConzo believes that this needs to be done and would like a workshop to discuss and filter ideas before going forward.

Mr. Adley would like to move on this matter as the sidewalks need to be taken care of.

The Town Manager mentioned that we did not get proposals from other vendors; we sought a proposal from Main-Land as we were speaking with them on another matter. Anything that needs immediate attention on the sidewalks can be repaired by the Public Works Department until the new sidewalk plans are developed.

Candice Casey believes that depending on what happens next Tuesday, that the Board vote tonight to go ahead with this proposal. She believes there should be a kickoff meeting with the stakeholders on June 20th as was suggested in the proposal.

The Town Manager believes that there is an exemption in the Purchasing Policy that would allow us to go forward with this proposal.

Ms. Lovejoy made a motion to seriously consider the proposal for professional services from Main-Land Development Consultants for the downtown Island sidewalk project, including the Phase One cost of \$11,500.00 and Phase Two cost of \$30,400.00

The Town Manager stated that this will be funded from the Sidewalk Budget.

Fire Chief Chase believes the value of the finished product would be much better with the proper planning as opposed to a newer version of what we already have.

The Chairperson declared a short recess to allow the Town Manager to review the Purchasing Policy.

The Chairperson declared the meeting back in session.

The Town Manager reported that in Section 5C of the Municipal Purchasing Policy, there is an exemption from competitive bidding for contracts for professional services.

Vote on the motion: 3-1, Mr. DiConzo opposed.

D. Request from Richard Philbrick to use Veteran's Park for Flag Day Ceremony

Mr. Adley made a motion to approve the request from Richard Philbrick to use Veteran's Park for a Flag Day Ceremony. Vote: 4-0

E. Approval of Liquor License and Special Amusement Permit for Le Paresseux, Inc.

Ms. Lovejoy made a motion to approve the Liquor License and Special Amusement Permit for Le Paresseux, Inc. Vote: 4-0

F. Request to Close Canal Street for Rumford Bike Show Event – Nick Brown

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

Mr. Brown would like to change the date to Saturday, August 9, 2014 from 5 p.m. to 9 p.m. for the proposed Bike Night event so that it would not affect another business on Friday night that closes early on Saturday and would therefore not be affected by the closing of the street. He also stated that a travel lane would remain open for emergency vehicles if needed.

Mr. Adley made a motion to allow Nick Brown to hold Bike Night on August 9, 2014 and to close Canal Street. Vote: 4-0

G. Request for Parade Permit from Elks Club for Flag Day Parade

Ms. Lovejoy made a motion to approve the Parade Permit from the Elks Club for a Flag Day Parade. Vote: 4-0

H. Approval of Gravel and Winter Sand Bid

This Item was addressed earlier in the meeting.

I. Appointment of Motor Vehicle Municipal Agent

Ms. Lovejoy made a motion to approve the appointment of Tax Collector, Thomas Bourret, as Motor Vehicle Municipal Agent. Vote: 4-0

J. Nomination for Maine Municipal Association's Executive Committee

There was no action taken on this item.

****New Business Item 6B

Mr. DiConzo made a motion to approve the Town Warrant dated June 6, 2014. Vote: 4-0

7. Adjournment

Mr. Adley made a motion to adjourn at 9:07 p.m.

John E. Madigan, Jr.
Town Manager

JEMJr/tp