

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

PRESENT: Chairperson Bradford Adley, Vice-Chairperson Jeff Sterling, Selectperson Frank DiConzo, Selectperson Mark Belanger, Selectperson Michael Peter Chase, Town Manager John Madigan, Jr.

ATTENDEES: Bruce Farrin, Eric Gallant, Ashley Hautaniemi, Paul Kaulback, Terri Palmer, Jim Rinaldo, Kevin Saisi, Emile Barre, Richard Scagliola, Gary Morrison, Richie Philbrick, Reggie Arsenault, Byron Ouellette, Albert Aniel

1. Meeting Call to Order by Chairperson Adley
2. Pledge of Allegiance to the American Flag
3. Signing of the Town Manager's Contract with the Towns of Rumford and Mexico

The Boards of Mexico and Rumford and Town Manager John Madigan signed the "Agreement for Term of Employment" to share the Town Manager until June 9, 2016.

4. Public Hearing (if needed)

None

5. Reports

A. Selectperson's Report

Mr. Chase, Mr. Diconzo, Mr. Belanger and Mr. Sterling did not have reports.

Mr. Adley would like the Town Manager to speak with the CEO and/or Fire Chief about the plan of action in cleaning up the rubble from the fire at the Linnell Motel. He also noted that he heard the 4<sup>th</sup> of July celebration was well attended. The Town Manager estimated about 3,000 people were there and also noted it was good to see the use of the fields by so many people.

B. Town Manager's Report

The Town Manager gave a copy of the report and bid specs from the architect on work needing to be done for ADA compliance at the River Street entrance to the Municipal Building. This will be financed 50/50 with the court system.

The Executive Director of Safe Voices, Jane Morrison, will be honored at a retirement party on August 6<sup>th</sup> at the Martindale County Club in Auburn. If Board members are interested in attending, they should RSVP.

The Town Attorney contacted the Town Manager and noted that Andy Russell believes we should hire a professional surveyor to write the description of the land that we would be leasing to Wowza Ziplines. Also, the Wowza developers have not had a chance to review the latest version of the Lease agreement.

The Town Manager informed the Board that he had Andy Russell look over the land that was offered for sale to the Town by Diane Dupuis Ronan (as we are an abutter). Mr. Russel reported that the land was pretty wet and does not appear to be of any use to the Town. The Town Manager will send a letter to notify Ms. Ronan that we are not interested.

A copy of a letter written to Jim Rinaldo regarding an economic development opportunity was distributed to the Board. He also noted that Mr. Rinaldo has been devoting a great deal of time in encouraging businesses to come to Rumford. He would like to be able to reimburse him for mileage or allow him to use the Town Manager's car for out of town trips for economic development purposes. The consensus of the Board was to appoint Mr. Rinaldo as the Economic Development Coordinator for the rest of the fiscal year at the next Board meeting.

The Town Manager received a letter from Randall and Cherry Smith who are interested in purchasing the town owned Clough and Pillsbury building on Congress Street to relocate their Ink Plaza business. The offer was for \$1,000 and they asked to have the back taxes waived. He believes this offer was in response to the recent proposal that the Board accepted from the Eagles to acquire town owned property at 12 Oxford Avenue (fka The Barnboard and The Shak). The Board was willing to accept that offer because the Eagles plan to spend approximately \$20,000 to tear down the building and create a parking lot, which the Board believes is in the best interest of the Town. The letter from the Smiths will be passed on to the Town Owned Property Ad Hoc Committee for consideration. The Town Manager noted that Envision Rumford was looking to get an easement from the abutter, Key Bank, so that the back of the building could be accessed for deliveries, handicapped egress, etc. Also, the sewer line from this building is tied into a building next door. When we change the downtown sewer lines, we can put in a pipe for that building alone. We have owned this building for several years, however, these issues have made it difficult to find any interested buyers. Chairperson Adley would like to put this on the top of the pile as there is now some interest.

A letter of resignation from General Assistance Clerk Thelma Giberson was read, effective November 27, 2015. The Town Manager noted that Ms. Giberson has done an excellent job for the town for well over 20 years. She will be missed and will be hard to replace. She has generously given us ample notice to find a replacement.

The Board was given an award certificate to sign to recognize Coyote Freeman for achieving his Eagle Scout Award. The Town Manager noted that there is a path of 4-5 years to take in order to obtain the ranks and be eligible to earn the Eagle Scout Award. This award shows perseverance and dedication.

C. Department Manager Reports (as needed)

None.

D. Board and Committee Reports (as needed)

None.

6. Requests of Citizen's Present

Eric Gallant asked for assistance with drainage from his house on 701 Spring Avenue to the Town's sewer lines. The Board listened to his concerns and looked at his drawings. The Board indicated that they would like the Public Works crew to take care of this. The Town Manager noted that it would take some time to order the necessary parts to do this job and that he would contact Andy Russell of Public Works.

## 7. Old Business

- A. Discussion to take any action on Don Hamann's Proposal for 426 and 428 Waldo Street

Mr. Sterling made a motion to take no action tonight and possibly consider taking this up at another meeting. Vote: 5-0

## 8. New Business

- A. Approval of Minutes from Selectperson's FYE Meeting of June 30, 2015, Selectperson's Meeting of July 2, 2015 and Continuation of that meeting on July 7, 2015

Mr. DiConzo made a motion to approve the minutes from June 30, 2015, July 2, 2015 and July 7, 2015. Vote: 5-0

- B. Approval of the Town Warrant dated July 17, 2015

Mr. Sterling made a motion to approve the Town Warrant dated July 17, 2015. Vote: 5-0

- C. Signing of Quit Claim Deed for 566 Prospect Avenue for Paul Kaulback

Mr. DiConzo made a motion to table this matter until the Town Attorney can look further into the situation with the deeds. Vote: 5-0

- D. Signing of Quit Claim Deed for 12 Oxford Avenue for the Fraternal Order of Eagles (Aerie #1248)

Mr. Belanger made a motion to authorize the Town Manager to sign the Transfer Tax document for 12 Oxford Avenue to the Eagles. Vote: 5-0

- E. Signing of Transfer Tax Form for the Ruth Thornton Land Donation for Abbott Mills Cemetery

Mr. Belanger made a motion to authorize the Town Manager to sign the Transfer Tax document for the land donation from Ruth Thornton to the Town of Rumford. Vote: 5-0

- F. Approval of Wowza Zipline Lease of Town Property

Mr. Sterling made a motion to table this item until the next meeting. Vote: 5-0

Jim Rinaldo will contact Jim Sysko to get in touch with Andy Russell about having a professional land survey done of the property.

- G. Discussion on Proposal for 41 Lochness Road from Richard Scagliola

Mr. Sterling made a motion to accept the \$400.00 bid from Richard Scagliola for town owned property at 41 Lochness Road in "as is" condition. Vote: 5-0

#### H. Appointments to Boards and Committees

Mr. DiConzo made a motion for the following appointments:

Harrison Burns, 3 Year Term, Board of Appeals  
Gregory Buccina, 3 Year Term, Board of Appeals, Alternate  
Carolyn Kennard, 3 Year Term, Board of Library Trustees  
Jane Shuck, 3 Year Term, Board of Library Trustees  
Stephanie Wilson, 3 Year Term, Med-Care Board  
Bradford Adley, 1 Year Unexpired Term, Med-Care Board  
James Thibodeau 3 Year Term, Northern Oxford Regional Solid Waste Board  
Christopher Brennick, 3 Year Term, Park and Recreation Commission  
Gary Morrison, 3 Year Term, Park and Recreation Commission  
James Windover, 3 Year Term, Planning Board  
Susan Milligan, 1 Year Term, Animal Control Officer  
Robert Briggs, 1 Year Term, Alternate Animal Control Officer  
David Errington, 1 Year Term, Plumbing Inspector  
Robert Folsom, 1 Year Term, Alternate Plumbing Inspector  
Jolene Lovejoy, 3 Year Term, Rumford Water District  
John Blais, 3 Year Term, Rumford-Mexico Sewerage District

Vote: 5-0

#### I. MMA Annual Election of Vice President and Executive Committee Members

Mr. Sterling made a motion to elect Laurie Smith as Vice-President; William Bridgeo for a 3 Year Director Term; Michael Crooker for a 3 Year Director Term; and Marianne Moore for a 3 Year Director Term. Vote: 5-0

#### J. Discussion on Goal Setting for Select Board

Kevin Saisi asked the Board to look beyond the usual goals and to use the Comprehensive Plan as a guide going forward.

Mr. DiConzo noted that the Board has had a lot going on over the years. He would like to make headway on the Town Hall alterations and continue with consolidation efforts. He would also like to have the town have better visibility and access from Route 2 and Route 108.

Mr. Sterling would like to look further into consolidation other than the Police Department and look into something different. He suggested a night of recognition for Town employees and volunteers to be planned within the next year. He wanted to keep the momentum going in removing old buildings and believes that holding onto the Waldo Street lots gives us some options for the future.

Mr. Belanger would like the new building code ordinance followed and to have the resolve to follow through any push back from people who are in violation of the ordinance. We could focus on 4-5 properties to start with. He suggested integrating the Public Works and Park and Recreation Departments to share equipment and save on duplication of services. He suggested combining the Rec Department with the Town of Mexico as a budget item rather than have the funding go through the Initiated Article process. He feels a lot of the funding of the Greater Rumford Community Center

goes into the building, rather than into programs and we have no control over that. He also suggested streamlining the Rec program and building a new building on donated land. Discussion ensued regarding prior efforts to build a community center with a pool and that there was not enough support at that time.

Mr. Chase believes the night of recognition is a great idea. When he was running for office he heard that we need to be more positive as a Board and a town. We read and hear a lot about the bad stuff and he would like to focus on the positives in our area as there are many good things going on.

Mr. Adley would like us to get back to the table with Mexico on consolidation efforts. He would like us to continue with the building demolitions as it will make the town better. He believes we need to continue to work on economic development to expand the tax base. He agreed with Mr. Belanger on the importance of the new building ordinance that gives the Code Enforcement Officer and Fire Chief new tools to work with. He and Mr. Belanger spoke about setting up a workshop with the Town of Mexico regarding recreation for both towns. The Town Manager believes all the players should be included in this workshop, such as both Rec Boards from the towns and Gary Dolloff of the GRCC and Wayne Sevigney of Mexico Rec.

9. Executive Session pursuant to 1 MRS 405(6)(C) for an economic development matter

Mr. Sterling made a motion to go into Executive Session at 8:00 p.m. pursuant to 1 MRS 405(6)(C) for an economic development matter with Jim Rinaldo. Vote: 5-0

Executive Session Out at 8:33 p.m.

No action taken.

10. Adjournment

Mr. Sterling made a motion to adjourn at 8:34 p.m. Vote: 5-0

John E. Madigan, Jr.  
Town Manager

JEMJr/tp