

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

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

ATTENDEES: Bob Chase, Eric Giroux, Richard Scagliola, Tom Fallon, Eric Davis, Terri Palmer, Kevin Saisi, Emile Barre, Tom Pitcher

1. Meeting Call to Order at 6:30 p.m. by Chairperson Adley
2. Pledge of Allegiance to the American Flag
3. Public Hearing (if needed)

None.

4. Reports

A. Selectperson's Report

Mr. DiConzo asked when the tax acquired buildings will be torn down. The Town Manager responded that they will come down as soon as possible.

Mr. Sterling did not have a report.

Mr. Belanger said that it was brought to his attention that there is a large tree on Erchles Street in Strathglass Park with a large limb that is hanging over a sidewalk that is a danger. He asked if we could look into this. He also spoke to Carlo Puiia about the goal setting that the Board had done at the last meeting. Mr. Puiia said that he had a plan to combine the Park Department and Public Works when he was the former Town Manager. Mr. Madigan said he would look for it. Mr. Belanger also asked the start date to pave Maine Avenue. The Town Manager responded it will be done this year by Bruce Manzer and he will find out the date.

Mr. Chase asked about the status of the consolidation efforts with the Town of Mexico. The Town Manager noted that he distributed a report from Municipal Resources last week regarding this issue and he will pursue these efforts by setting up a meeting.

Mr. Adley asked if Jim Reuter had been contacted about the reconfiguration of the Town Offices. The Town Manager responded that Mr. Reuter had been on vacation and he is to get a cost proposal to us. He also was concerned about younger people gathering at the Information Center in their vehicles and asked that the Police Department be notified to patrol in the area and inform them of keeping safety in mind. He had a dialogue with the homeowner on Spring Avenue regarding the sewer issue and the homeowner will be in contact with the Town Manager about some misperceptions. The local Babe Ruth team is going to the World Series in Jamestown, New York next week. Two local boys are on the tri-county team and they are fundraising and if anyone is interested

in helping out should see him. The Bryant Pond Legion Team is going to their World Series in Rhode Island.

Mr. DiConzo also mentioned that the Silver Platter lunch wagon has been left overnight at the Information Center. The Town Manager noted that the Police Department spoke to the owner last year about this. The Town Manager will ask the Police to speak to the owner again.

B. Town Manager's Report

The Public Works Union will hold negotiations next Monday at 10 a.m. in the Conference Room.

The Town Manager will be attending the Town Manager's Institute at Sunday River next week, Wednesday through Friday.

C. Department Manager Reports (as needed)

Fire Chief Robert Chase reported that we recently received some interest on the tax acquired property at 226 Knox Street that had been placed out to bid in the past. They would plan to tear down the multi-family and rehab the small home for a rental property. We did receive a bid on the property from an abutter the first time, but they wanted the Town to tear down the multi-family. Mr. Chase would like to approach the first bidders to see if they would like to keep their bid or modify it. Mr. Chase will show the property on August 18 to the new potential bidders and hopefully have proposals ready for the next meeting. The Board was in consensus to allow this.

The Fire Department plans to hold firefighter training at tax acquired property at 251 Pine Street through September and October before the building is demolished by the Town. It is a rare training opportunity to get hoses up the three stories, as we have many three story multi-family buildings to protect. The training will be held for our department and also offered to other area departments. The potential order of demolitions will be 317 Pine Street, 222 Pine Street and 251 Pine Street according to the working schedule of the Public Works Department. The first two properties have already had abatement inspections and remediation.

Mr. Adley asked about Engine 4. Chief Chase noted it was returned today. It was pump tested at the repair facility and we will also do testing here.

D. Board and Committee Reports (as needed)

None.

5. Requests of Citizen's Present

Eric Davis asked to have the sand and rocks picked up along the roadway in the Sunnyside Terrace area. The sweeper picked up sand yesterday, but it did not do a good job. Mr. Belanger asked why we are still using the old vacuum sweeper. The Town Manager stated that the new mechanical sweeper does a good job on the large rocks and the vacuum sweeper does a better job on the fine sand. We are still using the old sweeper until it fails completely. Mr. Davis also asked to have the speed limit enforced on Prospect Avenue.

6. Old Business

A. Signing of Quit Claim Deed for 41 Lochness Road for Richard Scagliola

Richard Scagliola asked several questions about the repairs that are needed to the property.

Chairperson Adley explained that the plans that Mr. Scagliola had proposed are all included in the Quit Claim Deed that was written by our Town Attorney.

Fire Chief Chase clarified that the deed specifies that all the work is to be done in a “workman-like fashion” so that it is safe and will pass codes.

The Town Manager noted Mr. Scagliola will have 18 months to get the work done and will need to get the necessary permits.

Chairperson Adley asked if Mr. Scagliola was satisfied with the wording of the deed. Mr. Scagliola said yes.

Mr. Belanger made a motion to authorize John Madigan to sign the Transfer Tax Declaration. Vote: 5-0

The Quit Claim Deed was signed by the Board.

Mr. Scagliola noted it is already being looked into as being a museum for the Strathglass Park Preservation Society.

B. Approval of Wowza Zipline Lease of Town Property

Mr. DiConzo made a motion to table this item until the next meeting on August 20, 2015.

Mr. Chase wanted to get this settled as soon as possible, even if it takes another meeting.

The Board members noted that they may need to all get together and sit down in Executive Session with the principals to get this resolved and move on. Mr. Adley asked the Town Manager to get a meeting put together.

Vote on the motion: 5-0

7. New Business

A. Approval of Minutes from Selectperson’s Meeting of July 16, 2015

Mr. Sterling made a motion to approve the minutes from the Selectperson’s Meeting of July 16, 2015. Vote: 5-0

B. Approval of the Town Warrant dated August 7, 2015

This item was addressed at the end of the meeting.

Mr. Sterling made a motion to approve the Town Warrant dated August 7, 2015.

Mr. Adley noted that his business is listed as a payable on the Warrant.

Vote on the motion: 5-0

C. Approval of ADA River Street Ramp Project Bid

The following bids were accepted and opened in the Town Manager's Office:

- | | |
|---------------------------|-------------|
| 1. Hardypond Construction | \$23,953.00 |
| 2. GMK Construction | \$17,400.00 |
| 3. Ganneston Construction | \$24,066.00 |
| 4. TBuck Construction | \$24,000.00 |

Mr. Sterling made a motion to accept the bid from GMK Construction for \$17,400.00.

Mr. Adley noted that for transparency, he considers Christine Kendall from GMK Construction, a friend.

The Town Manager mentioned that Oxford County will pay half of the costs (for the District Court). This will bring us into ADA compliance with automatic door openers and correct the ramp on River Street.

Vote on the motion: 5-0

D. Request from Debra and Greg Pollard for Action on Old Kimball School House in Rumford Point

Mr. Sterling noted that the Pollard's were unable to attend the meeting and read a letter from them to the Board.

Mr. Sterling reported that he walked through the school, that has been closed for 51 years, and noted that there seems to be no immediate concern that it will fall down. It seems dry and structurally sound. He asked if there was anything inside that the Historical Society may be interested in.

Mr. Diconzo concurred with Mr. Sterling, however, he was concerned that the structure was not safe. He wondered if the building could be salvaged, as a barn in the area was recently salvaged out.

Fire Chief Chase noted that he could arrange a salvage bid for the property if the Board would like the building demolished. He does not believe there is an immediate need to demo the building for safety purposes.

Mr. Sterling noted that the building should be secured as he was able to walk right in. Chief Chase will have that taken care of tomorrow.

The Town Manager believes there should be an environmental inspection done on the building as there is insulation hanging off a pipe in the basement.

Mr. DiConzo made a motion to have the building secured, abated for asbestos, put out for salvage bid and scheduled for demolition.

Mr. Belanger would like to focus on the in-town buildings for demolition first.

The Town Manager noted that the ridgeline is very straight and believes the structure materials must be very sound.

Vote on the motion: 5-0

E. Discussion on Petition from Tom Pitcher Concerning Reconstruction of Jed Martin Road

Mr. DiConzo noted that the Martin Road reconstruction has been pushed back because of the emergencies that occurred the last few years that pushed back many other construction projects as well.

Tom Pitcher presented the concern for the residents on the Jed Martin Road. He also noted damages to vehicles and equipment that have occurred due to the condition of the road. The letter that was signed by residents was sent because they are afraid that this work will get pushed off and not be done again this year.

Kevin Saisi is concerned about the priorities of the road work projects being done. He is sick and tired of hearing about roads being in horrible condition and then other roads that are not in bad shape get work done on them. It is shameful, he said.

Mr. Belanger is concerned about all the work to be done before winter and it does not seem like a lot has been done this year. He would like to see a plan/timeline of when things will be done. He is thinking about the building demos, emergency sewer pipe repairs at Hosmer Field, lifting of manhole covers, road construction and paving that is still to be done. He does not believe we should make promises we cannot keep.

Mr. Pitcher would like to see some workers maintain the roads to keep them from getting worse instead of repairing sidewalks for example. He would still like a start date for the work on Jed Martin Road.

Mr. DiConzo said we need planning to get things done. He feels we should not be showing preferences to any people.

Mr. Belanger was also concerned about the erosion condition of Wyman Hill Road near the Burgess Hill intersection.

Mr. Adley and Mr. Madigan stated that the Town plans to re-build about 400 feet of the Jed Martin Road and overlay about 1600 feet this year.

F. Request from the Eagles for Temporary Extension of Liquor License for Member Appreciation Day

Mr. Sterling made a motion to approve the temporary extension of the liquor license for Member Appreciation Day for the Eagles. Vote: 5-0

G. Appointment of James Rinaldo as Economic Development Coordinator

Mr. Belanger made a motion to appoint James Rinaldo as the Economic Development Coordinator for the Town.

Mr. Belanger noted that this is not a paid position, but one to allow Mr. Rinaldo the use of the Town car to attend meetings for economic development, for example.

Vote on the motion: 5-0

H. Appointment of Town Attorney

The Town Manager recommended the re-appointment of Jennifer Kreckel as Town Attorney.

Mr. Sterling made a motion to appoint Jennifer Kreckel as the Town Attorney. Vote: 3-2, Mr. Belanger and Mr. DiConzo opposed.

8. Adjournment

Mr. DiConzo made a motion to adjourn at 7:25 p.m. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp