

BOARD OF SELECTPERSON'S EXECUTIVE SESSION
August 20, 2015, 6:15 p.m.
Conference Room

Absent: Chairperson Adley

Mr. Chase made a motion to go into Executive Session at 6:15 p.m. pursuant to 1 MRS 405 (6)(F) for a poverty abatement request. Vote: 4-0

Executive Session out at 6:29 p.m.

Mr. Belanger made a motion to deny the poverty abatement request and to have the Town Manager write a letter to the requester. Vote: 4-0

BOARD OF SELECTPERSON'S MEETING
August 20, 2015, 6:30 p.m.
Rumford Falls Auditorium

PRESENT: Vice-Chairperson Jeffrey Sterling, Selectperson Frank DiConzo, Selectperson Mark Belanger, Selectperson Michael Peter Chase, Town Manager John Madigan, Jr. Absent: Chairperson Bradford Adley until 7:22 p.m.

ATTENDEES: Candice Casey, Bob Chase, Mike Mills, Eric Davis, Thomas Fallon, Andy Russell, Bill Porter, Terri Palmer, S. Thomas Pitcher, Bruce Farrin, Emile Barre, Roland and Tami Martel, Richard Breau

1. Meeting Call to Order by Vice-Chairperson Sterling at 6:37 p.m.

2. Pledge of Allegiance to the American Flag

3. Public Hearing (if needed)

None.

4. Reports

A. Selectperson's Report

Mr. Chase did not have a report.

Mr. Belanger expressed concern about the lack of lighting on Memorial Bridge. It was noted that there are problems with the wiring that would require training an electrician to utilize a special lift truck from the State of Maine to access the wires. Some working bulbs may have also burned out. (The Town Manager will look into getting the wiring repaired.) He also reported hearing a concern about the lack of bark mulch in the front of the Town Hall and that it would look better if we had some there.

Mr. DiConzo was concerned about the kids being out after dark and would like the Police Department to enforce the curfew ordinance.

Mr. Sterling noted that the first section of the old Rumford Point Martin Bridge came down today. He read recently that the MDOT has solar crossing lights to give away and he would like us to look into this. Some towns in Maine are going to LED lights and this should be considered when replacing streetlights. The last section of the Andover Road should be done by the end of next week.

B. Town Manager's Report

The MDOT awarded TBuck Construction a contract to strengthen and rehabilitate the Haverhill Bridge and he will be attending a pre-construction meeting on August 27th for this matter. A letter was distributed from the Androscoggin, Oxford and Coos County Rail Coalition about a meeting on September 24, 2015 to discuss the proposed rails between Boston and Montreal through Bethel and he believes we should express support on this. A copy of the MMA Workers' Comp Fund award letter was distributed that shows dividends to the Town in the amount of \$6,542.00. The Holy Savior event that is listed on the Agenda will not take place as there was a conflict and they asked to remove the item. The Friends of the Library put together a study and application to the Stephen King Foundation to restore the original ceiling height to the fireplace room at the Library and were awarded a \$45,000.00 grant for the project which will go out to bid in the near future. This was well-done by the Friends of the Library.

C. Department Manager Reports (as needed)

Michael Mills reported that the Town should be appreciative to the Praise Assembly of God and the work they have done at the Hosmer Field in helping those in need in the community. There will be a carnival at the Three Fields on August 27-30. The Park Commission will get 20% of the carnival's ticket prices to go toward the Fourth of July celebration. He thanked the past and present Select Boards for their support on the Fourth of July fireworks event. They hope to be self-sufficient from requesting a portion of the cable franchise funds in the near future. They started out with a balance of \$1,700 and are now at \$9,000. They have done some fundraising with the Bob Marley show, a Color Me 5K with an excellent turn out and selling sites to food vendors on the Fourth. Many people and bands volunteered their time for the event.

D. Board and Committee Reports (as needed)

5. Requests of Citizen's Present

Candice Casey wanted to amend the ordinances concerning the curfew and barking dogs to be taken up at the November election. The Town Manager noted that Ms. Casey had already spoken to him at the Town Office about this matter and he informed her that the Charter does not allow Ordinance changes in November. He read out loud the sections of the Charter that speak to this issue for the Board's information.

Tom Pitcher requested an update on the progress of the Martin Road project. There is a section of the road with large holes that need to be taken care of and he would like to know when the work will begin.

Eric Davis would like the website updated with the new Ordinances and Charter changes. Executive Secretary Terri Palmer, explained that the Ordinances have been updated for the Town Manager and Town Clerk and have not yet been sent to the website. She noted that the many changes take time to update and anticipated that the Ordinances and Charter would both be sent to the website next week. Mr. Davis was also concerned about street sweeping in his neighborhood in the Sunnyside Terrace area. The Town Manager noted that he drove through those areas last week after Mr. Davis brought

it up at the last meeting and he did not see any areas where there was a problem with sand. Mr. Davis was invited to show the Town Manager where he believed there was a problem. He also expressed more concerns about speeding in that area. The Town Manager reported that he spoke to the Police Chief after the last meeting and he planned to run radar out there. Mr. Sterling noted that he also drove down Prospect Avenue to check on sand and did not see a problem. Speeding, he noted, is a countrywide phenomenon and the Chief does plan to run radar.

6. Old Business

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

Mr. DiConzo made a motion to authorize the Town Manager to sign the Maine Revenue Services Transfer Tax Declaration Form for 566 Prospect Avenue. Vote: 4-0

B. Approval of Wowza Zipline Lease of Town Property

Mr. Belanger made a motion to table this item as the Lease is not ready.

Vice-Chair Sterling noted that this issue was discussed at length with the developers last night and there is an agreement in principle that needs to be put into final language.

Candice Casey requested that the contract proposal be made available for public review and comment before it is voted upon so that citizens can read it and express their thoughts.

Vote on the motion: 4-0

7. New Business

A. Approval of Minutes from August 6, 2015

Mr. DiConzo made a motion to approve the minutes from August 6, 2015. Vote: 4-0

B. Approval of the Town Warrant dated August 21, 2015

Mr. Belanger made a motion to approve the Town Warrant dated August 21, 2015. Vote: 4-0

C. Discussion of Offer for 226 Knox Street from Roland and Tami Martel

Fire Chief Robert Chase reported on the terms of this offer for the tax acquired property at 226 Knox Street and suggested that the timeframe for completion be changed from 12 months to 18 months to allow reasonable time for the bidders to successfully complete the work. He also noted that he contacted the previous bidder for this property to see if they were interested in changing the terms of their bid as they wanted the Town to demolish the multi-family and the Board had not accepted that offer. They indicated that they did not want to change the terms of their original offer.

Vice-Chair Sterling read the offer into the record: \$200.00 for the tax acquired property at 226 Knox Street, estimate to repair the home is \$7,000.00 and to demolish the large multi-family \$3,800.00 within 12 months.

Mr. Belanger made a motion to accept the offer from Roland and Tami Martel, with the covenants of demolishing the multi-family and code inspection of the single family home with the project to be completed in 18 months, and the back taxes to be abated after the \$200.00 is applied.

Vote on the motion: 4-0

D. Discussion of Offer for 429 Waldo Street from Richard Breau

Vice-Chair Sterling noted that the offer for the tax acquired lot at 429 Waldo Street (where the Town recently demolished an old multi-family), was from Richard Breau for \$1,000.00.

Mr. Breau is the owner of Mountain Valley Variety and he intends to use the lot to expand his business which is located behind the lot on Hancock Street. He will put in a foundation, move his storage, refrigeration and walk in freezer, add a public bathroom and turn the store into retail sales only including an additional 8 door cooler. He is looking for a helping hand.

Mr. Belanger asked when this work would start. Mr. Breau believes the construction could possibly start this fall.

Fire Chief Chase noted that the lots on Waldo Street were being held for economic development opportunities and this could be the opportunity for the Board to decide upon.

Chairperson Adley arrived at 7:22 p.m.

Mr. Chase stated that we now have a person willing to develop this lot economically, increase the tax base and improve the area, and he was in favor.

Mr. Belanger stated that this is a local person that he would like to assist.

Mr. Belanger made a motion to accept the offer for 429 Waldo Street from Richard Breau for \$1,000.00 and to abate the back taxes and outstanding sewer liens after the \$1,000.00 is applied.
Vote: 5-0

E. Discussion on Proposal from SRL Architects for Renovation of Town Offices

The Town Manager noted that he and Tax Collector, Tom Bourret, met with Jim Reuter of SRL Architects last week and he also read the proposal for Phase 1 and Phase 2 to the Board.

Mr. DiConzo made a motion to accept the proposal for Phase 1 for \$540.00 and to then look at the proposal and decide to go on to Phase 2. Vote: 5-0

The Town Manager explained that the new Charter change allows officer positions not to be restricted to one title which would allow money collection duties to be shared by retrofitting spaces in the Town Hall to make a central counter for the public to receive services.

F. Request from Holy Savior School to Close Portion of Maine Avenue for Event

This Item was removed from the Agenda at their request.

G. **Discussion on Public Works Project Planning and Schedule

Public Works Superintendent Andy Russell gave an update on the work done this summer and the plans for future projects. Mr. Russell provided a list to Board members (attached).

Discussion ensued on a broad variety of topics. One was for the Board to possibly draft of a personal cell phone use policy for all departments.

The Board discussed having a workshop to discuss the possibility of contracting out some road work and if there are any benefits to do so.

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

Mr. DiConzo made a motion to go into Executive Session for Union Negotiations at 8:46 p.m. pursuant to 1 MRS §405 (6)(D). Vote: 5-0

Executive Session In at 8:50 p.m.

Executive Session Out at 9:09 p.m.

No action taken.

9. Adjournment

Mr. Belanger made a motion to adjourn at 9:09 p.m. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp