

BOARD OF SELECTPERSON'S EXECUTIVE SESSION
November 5, 2015, 6:00 p.m.
Conference Room
Pursuant to 1 MRS 405 (6)(C) for an Economic Development Matter

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

Mr. DiConzo made a motion to go into Executive Session at 6:00 p.m. pursuant to 1 MRS 405 (6)(C) for economic development matters with Jim Rinaldo and Jennifer Kreckel. Vote: 4-0

Executive Session Out at 6:28 p.m.

No action taken.

BOARD OF SELECTPERSON'S MEETING
November 5, 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

ATTENDEES: Dale Roberts, Jim Carter, Kevin Knox, John Pepin, Bruce Farrin, Jim Rinaldo, Daniel Richard, Beth Bellegarde, Autumn Koch, Ali Turnick, Cieria Gannon, Jennifer Kreckel, Terri Palmer, Jim Rinaldo, Emile Barre

1. Meeting Call to Order by Vice-Chairperson Sterling
2. Pledge of Allegiance to the American Flag
3. Public Hearing: Liquor License Applications for Black Mountain of Maine

There were no comments.

4. Requests of Citizen's Present

There were no requests.

5. Reports

A. Selectperson's Report

Mr. Chase attended the Rumford Polar Bear Club Land Owner Appreciation Dinner. It was a great function for the Club to recognize all the landowners. He reported working as Deputy Warden at the recent election and thanked those that helped him learn the process. He noted the paving job on Maine Avenue was done poorly. The Town Manager responded that he had called Bruce Manzer to look at this job and is waiting for a reply.

Mr. Belanger noted that the oval Welcome to Rumford sign coming into Rumford from Mexico is in bad shape and it should be repaired or taken down. He was glad to see the Maine Avenue paving job done, but sad to see the poor work. He called Manzer himself. He does not believe we should pay the contractor for this job [until we get some satisfaction].

Mr. DiConzo also felt the job on Maine Avenue was done poorly and wanted some clarification from Manzer about what can be done about it.

The Town Manager suggested that approve the whole Warrant and hold this check back until Mr. Manzer is contacted to find out what can be done to rectify this.

Mr. Chase asked about the property at 151 Hall Hill Road and the debris and mess in the yard. It had been mentioned by citizens at the polls.

Mr. Belanger asked what the time line is on the process of our Town Attorney handling these matters.

The Town Manager agreed that this has taken too long but was not aware of the legal process or time frame involved on resolving the code issues on the properties.

B. Town Manager's Report

Cheryl Dickson from the River Valley Chamber of Commerce called to inform us that the Information Center will be closed until the first of January as she does not have enough volunteers to staff it.

We received a call from a citizen about adding a streetlight on Route 2 near the new bridge in Rumford Point (Martin Memorial Bridge). The Town Manager found that there were lights on several poles along the corner of Route 2 near the old bridge intersection. Mr. Sterling also noted the chevron signs that were removed along Route 2 could be a problem for those entering the turn. If lighting was to be considered on the Route 232 side there would be a need for 5 poles which was noted would be pretty expensive. This area will be checked out again during nighttime hours by the Board members and placed on the next Agenda.

The weight restrictions have been lifted on the Haverhill Bridge near the upper gate to the mill, as repairs have been made, according to John Arsenault of Catalyst Paper Security.

We received a Certificate of Appreciation from the American Legion for the Town's contributing participation of the citizenship training program for Boys State delegates.

Five hundred feet of the Jed Martin Road was rebuilt with a basecoat of pavement applied. There was more extensive work needed than anticipated as they found water under the road when excavation began and under drain work needed to be constructed. That is probably why the road was in such bad condition. The remainder of the road will be shimmed and resurfaced next year but the worst section going up the hill was done.

C. Department Manager Reports (as needed)

None.

D. Board and Committee Reports (as needed)

None.

6. Old Business

7. New Business

A. Approval of Minutes from Select Board Meeting of October 15, 2015

Mr. Belanger made a motion to approve the minutes from the Select Board Meeting of October 15, 2015. Vote: 4-0

B. Approval of the Town Warrant dated November 6, 2015

This item will be addressed at the end of the meeting.

Mr. Belanger made a motion to approve the Town Warrant with the exception of the check to Bruce Manzer. Vote: 4-0

C. **Approval of Discharge of Mortgage for Gateway Plaza, LLC

The Town Manager reported that the final mortgage payment of \$14,000.00 was made on the sale of Town property to Gateway Plaza LLC.

Mr. DiConzo made a motion to approve the discharge of mortgage for Gateway Plaza, LLC. Vote: 4-0

Mr. Chase made a motion to apply the \$14,000.00 payment to the Demolition Fund. Vote: 4-0

D. Request for No Parking Signs on Franklin Street from Gene Pettegrow

Mr. Belanger spoke to hospital management who informed him that parking is at a premium for the hospital staff. Mr. Belanger stated that he did not want to take parking away from the area. Mr. Sterling agreed. Mr. Chase was concerned that if we grant this request we may be opening an invitation to others.

Mr. Chase made a motion to take no action on the request. Vote: 4-0

E. Approval of Liquor License Application and Special Amusement Permit for Black Mountain of Maine

Mr. DiConzo made a motion to approve the Liquor License Application and Special Amusement Permit for Black Mountain of Maine. Vote: 3-0-1, Mr. Chase abstained.

F. Request for Property Tax Abatement Due to Error

The Town Manager explained that a couple years ago Dan Richard asked the Assessor's to separate his garage, which is his business, from his house next door for tax purposes. The Assessor's separated the properties, however, they inadvertently left the garage on the tax bill with the house and taxed him again for the garage separately. The Assessors abated \$444.70

for the year which they were entitled to from the 2015 tax bill. The Board is also authorized by the State Statutes to go back three years to make a correction and the Town Manager recommended refunding the amount of \$439.68 with this amount to be applied to the current taxes due per request of Mr. Richard.

Mr. Belanger made a motion to abate the amount of \$439.68 from the 2013-14 tax bill to be applied to the 2015 taxes. Vote: 4-0

G. Approval of MDOT Agreement for Maintenance of Street Lights on Upper Canal Bridge

The Town Manager reported that lights will be replaced on the bridge during the construction process by the MDOT but the Town is responsible for the maintenance.

Mr. Belanger made a motion to authorize the Town Manager to sign the Agreement with the MDOT for maintenance of the new street lights on the Upper Canal Bridge. Vote: 4-0

H. Approval of Option Agreement for Land in Business Park

Mr. Diconzo made a motion to approve the Option Agreement to sell the land owned by the Town of Rumford, known as the "Puiia Business Park," to Northern LNG, LLC, under the terms and conditions set forth in the Option Agreement presented to the Select Board tonight. Seconded by Mr. Belanger. Vote: 4-0

Mr. DiConzo made a motion to appoint and authorize John Madigan, the Town Manager, to sign all necessary and proper documents for the Option to Purchase Agreement and the Memorandum of Option to Purchase Agreement for the Puiia Business Park to Northern LNG, LLC on behalf of the Select Board of the Town of Rumford. Seconded by Mr. Belanger. Vote: 4-0

I. Approval of UDAG Loan Agreement for Economic Development

Mr. Belanger made a motion to approve a loan from the Town of Rumford in the amount of \$100,000.00 to Moon Tide Springs, Inc., and Jean Castonguay for three years at 4% annual interest, compounded monthly and payable in quarterly payments with the first payment due on March 5, 2016, with the security of property owned by Jean Castonguay in the Town of Dixfield, Maine contingent upon the bottling operation being located in the Town of Rumford. Seconded by Mr. Chase. Vote: 4-0

Mr. Chase made a motion to approve the Town Warrant for the UDAG Loan to Moon Tide Springs in the amount \$100,000.00. Vote: 4-0

J. Discussion on Bi-Weekly Payroll and Direct Deposit

Mr. DiConzo would like to see the Town go with direct deposit and a bi-weekly payroll for better efficiency and to save the Town money.

Mr. Chase believes we may need to discuss this option with the 3 bargaining units as it may need to be negotiated.

Mr. Belanger asked if there was any language prohibiting this in the union contracts.

The Town Manager does not believe there is anything currently in the contracts regarding this practice. He added that we offer direct deposit which does not take away from the paperwork as we provide a paystub and voided check. He believes this may be an unnecessary hardship for the employees as some may live week to week. We are already a week behind getting paid and it would be difficult to get started. He has not seen any savings from any Town doing this.

Mr. Belanger asked how many hours it takes to process the payroll each week. He has seen other companies go to bi-weekly and believes there must be a savings or they would not be doing this.

The Town Manager noted that when we checked into an outside payroll source, there did not seem to be any savings.

Town Clerk Beth Bellegarde agrees with the Town Manager that this would be a hardship on the employees and does not see how it would save the Town any money.

Mr. Sterling asked Ms. Bellegarde to put together a bi-weekly payroll estimate with direct deposit compared to the current practice.

The Town Manager explained that we print out the same amount of paper even when doing direct deposit.

Mr. DiConzo believes there is a resistance to change.

Ms. Bellegarde does not believe there is a resistance to change, she feels the benefits do not outweigh the hardship of not having a check every week.

Mr. Belanger believes this is a time issue in the preparation of the payroll. Instead of entering 40 hours into the payroll, we would be putting in 80 hours; the same amount of entries but with two weeks hours.

Dale Roberts noted that some towns he knows of outsource their payroll and believes there must be a benefit to it.

Mr. Chase thought the bargaining units should be informed and see if they are not opposed.

Mr. Sterling would like a proposal from the Town Clerk for the next meeting and to also check with our bargaining units.

K. Discussion on Bidding Out Road Reconstruction Projects – Strathglass Park, Hancock Street

Mr. DiConzo noted the consultants stressed we should not be in the road construction business. He believes our road crew should be limited to maintaining roads, not building. If anything goes wrong the contractor would need to fix the problem, rather than our road crew.

Dale Roberts noted that all the streets in Strathglass Park were rebuilt in 1980.

The Town Manager noted that we are only looking to resurface those streets.

He also noted that the law states that an engineer must sign any design work over \$100,000.00. Bid and performance bonds must be bought by the contractor as well when we go out to bid on projects that increases the cost to the Town.

The Town Manager explained that there were 19 people on the crew in the 1980's and we hired a dozen part timers for the summer work. We still have the same number of miles of road to maintain and our crew is down to 12 with just a few summer hires.

Mr. Belanger said there were 12,000 people here in the 1980's and we need to live within our means.

Mr. Chase asked how we would pay the highway crew to do the maintenance and still pay the contractor to do the road construction from the same permanent roads account. The Town's people would need to be paying more for an increased budget.

Mr. Sterling believes we need some data to balance the two ideas. He believes it is the decreased size of the road crew that has made a difference over the years. If it is cheaper to bring back a road construction crew than we need to see that.

Mr. Belanger noted that the consultants strongly recommended that we get out of the business of building roads.

Kevin Knox believes that everything costs you double when you go through a contractor and asked who supervises the job.

Mr. Chase noted that the Public Works department did not think they would get the Martin Road done, but they got it done when pushed to do so. This may be part of the problem.

Mr. Chase asked to get an estimate from Andy Russell for the Town to construct the section of Hancock Street and to get an estimate from another contractor for the same job for comparison purposes.

Dale Roberts said that Rumford is not the only town that builds roads.

Mr. Belanger also noted that we need time to take some buildings down. The Town Manager noted we can get the buildings down even when the ground is frozen.

The Town Manager explained that we have many roads to maintain in the winter that require specific hours used for all our equipment and since we have the equipment to maintain the roads in the winter we can also utilize our equipment in the summer by building roads and to be more cost effective. We also need this equipment to maintain the sewer system for the town.

Kevin Knox is not against contracting out to save money for the town. A former highway foreman of the town noted that the Town can construct roads and do not need to make a profit.

Mr. DiConzo believes attitudes need to change to get these projects done.

Mr. Chase asked to have Town Attorney Jennifer Kreckel attend the next meeting regarding the buildings that have gone to legal action.

8. Adjournment

Mr. DiConzo made a motion to adjourn at 8:08 p.m. Vote: 4-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp