

**BOARD OF SELECTPERSON'S MEETING**  
**November 6, 2014, 6:30 p.m.**  
**Rumford Falls Auditorium**

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

ATTENDEES: Eric Davis, Bob Chase, Peter Chase, Michelle and Don Boucher, Richard Scagliola, Jack and Suzanne Heath, Jennifer Kreckel, Beth Bellegarde

1. Meeting Called to Order by Chairperson Buccina
2. All present Pledged Allegiance to the American Flag
3. Public Hearing: Black Mountain of Maine – Liquor License Application

There were no comments regarding this item.

4. Requests of Citizen's Present

Richard Scagliola asked for an explanation of the Ad Hoc Committee's role in the bid process for Town owned property and who makes the decisions. Mr. Buccina explained that the Ad Hoc Committee makes recommendations to the Board of Selectperson's who make the decision. Mr. Scagliola asked who was on the Ad Hoc Committee. Fire Chief Robert Chase explained that the committee members include himself, Jennifer Kreckel, Charlotte Davis, Mia Purcell, Dave Errington, Kevin Saisi, Linda Macgregor.

Eric Davis asked for help in controlling the speeding situation on Prospect Avenue from the Sunnyside Terrace intersection to Route 2 near the River Valley Crossing and suggested installing stop signs at a couple intersections. Mr. Buccina asked the Town Manager to look into this with the Police Department for further patrols, the electric speed limit reminder or stop signs.

5. Reports

A. Selectperson's Report

Mr. Belanger reported that things went well at the Polls for the recent elections. He thanked the Ballot Clerks and Deputy Warden Greg Buccina. He also asked that the Town Attorney review the ramifications of the Charter and Ordinances that may be a detriment to consolidation and to prepare a report for the Board. The Town Manager will contact the Town Attorney.

Mr. DiConzo commented that it was good to see the tax acquired buildings coming down. The Town Manager added that the Northern Oxford Regional Solid Waste Transfer Station has a trailer that can be retrofitted for the Town to use to haul our own debris rather than contracting out for this service to minimize costs. Mr. DiConzo would also like to see the stumps removed on Congress Street before winter.

Mr. Sterling attended a ribbon cutting for Jewel Embroidery on Canal Street and wished them well with their new business.

Mr. Buccina commented that the secret ballot voting has been a worthy process with an average of 1400-1600 people casting their ballots along with almost 700 absentee ballots cast. Total votes

cast were almost 2400. The Ballot Clerks, Warden Mark Belanger, Town Clerk Beth Bellegarde and staff were thanked for their efforts.

#### B. Town Manager's Report

The Town Manager reported that Christopher Brennick submitted his resignation from the Finance Committee. We have already placed ads to fill the position.

Town Attorney Jennifer Kreckel reported an undischarged tax lien from 1934 has delayed a property sale closing and has prepared a discharge to be filed at the Registry of Deeds. The Board will need to approve this discharge.

The Town Manager reported attending a subcommittee meeting for the Legislative Policy Committee regarding Revenue Sharing. The sub-committee will draft a strong statement to the full Legislative Policy Committee to preserve and re-fund Municipal Revenue Sharing as the law has been written.

The Town Manager would like to schedule the next Joint Meeting with Mexico to meet with the Oxford County Sheriff regarding police coverage for both communities for November 24, 2014. We may be able to discuss other items at the same time such as final reports from Municipal Resources. We do not have confirmation from the Sheriff or Mexico Board at this time.

#### C. Department Manager Reports (as needed)

None were presented.

#### D. Board and Committee Reports (as needed)

Frank DiConzo noted that the Implementation Committee will meet November 17, 2014 to prepare a report for the Planning Board which will in turn be sent to the Select Board.

### 6. Old Business

#### A. Request to Extend Time Frame for Charter Commission

Mr. Sterling made a motion to extend the time frame for the Charter Commission for one year.

Mr. Belanger noted that he was not comfortable with the Preliminary Report. He does not believe that this will be completed in a longer time frame and has been uneasy with the lack of minutes being available. The Preliminary Report seems to have proposed more restrictions within the Charter than we had before. This will make consolidation much more difficult. He would like to get rid of the Charter completely. He feels like time has been wasted and not a lot done.

Mr. Buccina agreed that the Charter does sometimes hinder business and he has not been an advocate of it although it gives a checks and balances approach to conducting town government. He asked what the objective was for the Charter Commission: To ease things going forward or to create more regulation?

Mr. DiConzo expressed similar feelings and believes the Charter may hinder us from consolidating.

The Town Manager believes that if this extension is not approved the Charter Commission is done.

Mr. DiConzo mentioned that the town can make two changes per year that was recently approved by the voters.

Fire Chief Chase explained that if the change is reflected in several articles, we can make one change.

Eric Davis, of the Charter Commission, believed that the town established the Commission to help the town operate more easily or if that could not happen to completely disband it. The Commission would like to get opinions from the Town Attorney that have not been addressed at this time, therefore, need the extension to complete their work.

Mr. Belanger asked what has been spent thus far from the budget. Mr. Davis did not know.

Mr. Sterling asked why the Town Attorney needed to weigh in on the proposed changes. Mr. Davis gave some examples, such as an inter-local agreement wording and a spending cap.

The Town Manager recommended that the Board extend the Commission for three months to give them an opportunity to complete their work.

Peter Chase explained that Town Attorney Jennifer Kreckel is more aware of the Town needs and can help to make the document easily accepted. They checked out other attorneys and the cost was prohibitive.

Mr. Sterling amended his motion to extend the Charter Commission for 3 months rather than one year (second also amended). Vote: 2-2, Mr. Belanger and Mr. DiConzo opposed.

The Town Manager suggested that the Charter Commission not meet until this issue can be resolved. The elected members were voted in on November 5, 2013.

Mr. Buccina asked if this could be brought up at another meeting with a full board in attendance.

Mr. Belanger does not think we can extend the Commission as it does not now exist.

Mr. Sterling does not believe it can come back to the Board.

The Town Manager believes this could be brought back as it was not a yes vote.

The Town Manager suggested getting a legal opinion from the Town Attorney and believes that the Commission could still be extended retroactive back to November 5, 2014.

Mr. Buccina would like to know where we go from here.

Mr. Belanger believes the Town Attorney can go through the Charter and make recommendations that the Select Board would like. The Charter Commission gives recommendations based on the opinions of the member of the Commission that may not align with the Board.

The Town Manager believes the Charter Commission is elected to represent the citizens, not only the Board.

#### B. Request from Bureau of Motor Vehicles for Three Additional Parking Spaces on Cumberland Street

The Town Manager explained that the Bureau of Motor Vehicles already has 19 parking spaces on their property. They want the additional spaces so that state workers can park their cars on either end of the spaces to allow testing for parallel parking. He believes that this would prohibit anyone else from parking there while the testing only takes places once a month.

Mr. Sterling mentioned that there are already six spaces painted along that area.

Mr. Belanger made a motion to deny the request for additional parking spaces on Cumberland Street. Vote: 4-0

\*\*\* Mr. Belanger made a motion to declare a critical circumstance in order to place the Quit Claim Deed on the Agenda. Vote: 4-0

Approval of Quit Claim Deed to discharge a tax lien from 1934 on the property of Pauline P. Aharonian, Map 123, Lot 17.

Mr. Belanger made a motion to approve the Quit Claim Deed for Pauline P. Aharonian for property at Map 123, Lot 17. Vote: 4-0

## 7. New Business

- A. Approval of Minutes from the Selectperson's Meeting of October 16, 2014 and Joint Board of Selectperson's Meeting of October 15, 2014

Mr. DiConzo made a motion to approve the minutes from the Selectperson's Meeting of October 16, 2014 and Joint Board of Selectperson's Meeting (with Mexico) of October 15, 2014. Vote: 4-0

- B. Approval of Winter Parking Ban to Later Date in November or until First Plowable Snow Event

Mr. Belanger made a motion to move the winter parking ban to the first plowable snow event or December 1, whichever comes first. Vote: 4-0

- C. Request to Remove 15 Minute Parking Signs on Canal Street – Eric Giroux

Mr. Giroux was not present to make the request.

Mr. Belanger made a motion to remove the signs. Vote: 4-0

The Town Manager also mentioned that the red painted curb should be repainted to yellow.

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

Mr. Sterling made a motion to approve the Liquor License Application and Special Amusement Permit for Black Mountain of Maine. Vote: 4-0

- E. Approval of Annual Town Report Bid

The Town Manager reported receiving the following bids.

- |                            |          |
|----------------------------|----------|
| 1. Smith and Town Printers | \$500.00 |
| 2. Snowman Printing        | \$731.85 |

Mr. Sterling made a motion to approve the bid from Smith & Town Printers for \$500.00. Vote: 5-0

- F. Approval of Town Owned Property Bids

Mr. Buccina read from the bid specifications list regarding the Town owned property bid.

Fire Chief Robert Chase reported on recommendations from the Ad Hoc Committee for the three bids that were received.

Donald and Michelle Boucher submitted a bid on 21 Falmouth Street for \$1,000.00.

Mr. Belanger and Mr. Sterling were concerned about setting a precedent in allowing a property to go for such a low price comparative to the assessed value of the property.

Chief Chase noted that the bidders are expected to make upgrades and bring the buildings up to code along with covenants for single family occupancy.

Mr. Belanger made a motion to award the bid for the tax acquired property at 21 Falmouth Street to Donald and Michelle Boucher for \$1,000.00.

The Town Manager noted that each property is an individual situation and we now have a plan and process in place to address them. As the economy improves we may be able to ask for a minimum bid. As for the present time, the buildings on the tax acquired list go back several years, and we would like to take immediate action on them. Mr. Boucher has a plan in place that would improve this property for the benefit of the town.

Vote on the motion: 4-0

Jack and Suzanne Heath submitted a bid on 226 Knox Street for \$2,000.00 provided that the Town tears down both structures on the property.

The Ad Hoc Committee recommended having the large multi-family building torn down. In considering the buildings that the Town already has slated to tear down, they suggested having this go back out to bid for demolition as part of their bid or allow a salvage bid prior to the Town tearing it down to allow someone to take out hardwood flooring, for example. We cannot schedule this building for demolition as we do not have the funding and it is not on the demo list (as there are other buildings in worse shape).

Mr. Belanger believed the property could also become a parking area for the nearby Holy Savior Church after the Town tore down the buildings and the lot was placed out to bid. This would help the church for funeral parking.

Suzanne Heath who abuts the property, asked for explanation of a salvage bid. Chief Chase explained the procedure for those who might bid on the right to salvage. She was in favor of the building having materials salvaged from it before it being demolished. Jack Heath offered to double his bid to \$4,000.00 to own the property if the town would demolish the properties.

The Town Manager believes it would cost the Town in excess of \$10,000.00 to demo.

Mr. Belanger made a motion to bid out the salvage rights to the buildings at 226 Knox Street.

Vote: 4-0

Richard Scagliola submitted a bid for 12 Oxford Avenue for \$100.00.

Fire Chief Robert Chase explained the recommendation from the Ad Hoc Committee

Mr. DiConzo would like to ask the Ad Hoc Committee to ask for a minimum bid of \$11,000.00 and list with a Realtor.

Mr. Sterling made a motion not to accept the bid at this time from Richard Scagliola for 12 Oxford Avenue for \$100.00.

Mr. Scagliola stated that he was withdrawing his interest for the future in this building at this point.

Vote on the motion: 4-0

Mr. Buccina asked to have the Fire Chief report back in one month on the new ad for 12 Oxford Avenue.

The Town Manager also mentioned that there were other properties that he believes we should place out to bid. The Town Manager gave copies of the current letters that have been sent to abutters for Town owned land property. A similar letter would be sent to the abutters of 134 Penobscot Street now that the Town has torn down the building. Also, 41 Lochness and 614 Penobscot could be placed back out to bid. The eviction process has been started on 566 Prospect Avenue and an abutter is interested in the property.

The Town Manager also recommended that the Town keep the properties on Waldo Street (426, 428 and 429 that were recently demolished by the Town) as there may be commercial interest in the future. Town Attorney Kreckel recently provided first drafts of the deeds and payment agreements for 16 Free Street and 447 Swain Road.

Chief Chase mentioned that 109 Congress Street has been held by the Town and Envision Rumford is discussing this building from a revitalization standpoint. The Ad Hoc Committee has had tangible action on many of the town owned properties.

G. Approval of Victualer's License for Deluxe Diner (New Ownership)

Mr. Sterling made a motion to approve the Victualer's License for Deluxe Diner. Vote: 4-0

H. Approval of the Town Warrant, dated November 7, 2014

Mr. DiConzo made a motion to approve the Town Warrant, dated November 7, 2014. Vote: 4-0

8. Adjournment

Mr. Belanger made a motion to adjourn at 8:50 p.m. Vote: 4-0

John E. Madigan, Jr.  
Town Manager

JEMJr/tp