

BOARD OF SELECTPERSON'S MEETING
November 7, 2013, 7:00 p.m.
Rumford Falls Auditorium

PRESENT: Chairperson Gregory Buccina Vice-Chairperson Jeffrey Sterling, Selectperson Bradford Adley, Selectperson Jolene Lovejoy, Selectperson Frank DiConzo, Town Manager Carlo Puia.

ATTENDEES: Kevin Saisi, Gary Dolloff, Philip Mills, Roger Arsenault, Matt Daigle, Bill and Linda French, Katie Collette, Abbey Pinkham, Elizabeth Adley, Kaitlyn Virgin, Bromley Cook, Eric Giroux, Robert Chase, Debbie Laurinaitis, Jim Carter, Rick Kent, Bruce Farrin, Dick Lovejoy

1. Meeting Called to Order at 7:00 p.m.
2. All present Pledged Allegiance to the American Flag
3. Requests of Citizen's Present

Richard Scagliola asked a question about a police matter. The Chairperson asked the Town Manager to look into this

4. Reports

A. Selectperson's Report

Mr. Adley welcomed the high school students in attendance. He also congratulated and welcomed the new Charter Commission Members. He was also pleased to see the Unclassified budget adopted and the Comprehensive Plan passed by the voters.

Ms. Lovejoy also congratulated the new candidates and was pleased that the budget passed. She spoke about a Job Fair that was held recently at the American Legion. She visited the Fair and thanked them for coming to Rumford to look for job applicants.

Mr. DiConzo stated that he was pleased about the new voting machines that were used, as he served as Warden for the recent election.

Mr. Sterling spoke about the July 4th Committee and credited Mr. Buccina with his vision to hold a local celebration and thanked him for his service on the Committee. The event has been very rewarding to be a part of.

B. Town Manager's Report

The local River Valley Riders ATV Club presented a Certificate of Appreciation to thank the Town of Rumford for use of trails on our property.

C. Department Manager's Report

There were no Department Manager reports given at this meeting.

5. Old Business

A. Review and Approval of Letter from Code Enforcement Officer regarding 7 Ernest Street

Board of Selectperson's Meeting 11 07 2013

APPROVED 11/21/2013

Please note: These minutes are not verbatim. A digital recording of the meeting is available by contacting the Town Manager's Office during regular business hours.

The Town Manager explained that a letter drafted by CEO Richard Kent is contained in the Board member's packets for their approval, as was requested at the last meeting.

Mr. DiConzo asked if there was a list of buildings that a letter similar to this would be going to.

CEO Kent asked what the Board wanted conveyed in the letters. He said that the Town's Ordinance only addresses that the building be maintained; however, there are State statutes that address action that can be taken against dangerous buildings that goes further than our local Ordinance, including removal.

Mr. Sterling believes that the buildings must be repaired to make habitable or the buildings torn down.

Mr. Adley agreed and would support following the State statutes dangerous building section.

Kevin Saisi believes that the town has a large number of buildings that owners have already had a great deal of time to rectify and should responsible for the removal of the buildings before they become tax acquired by the Town and then become the Town's responsibility.

Ms. Lovejoy was concerned about the amount of time this would take the CEO.

Kevin Saisi stated that the Town cut the budget for economic development and he believes that removing these buildings would be a worthwhile step in the direction of economic development.

Mr. Buccina believes the draft letter was well written and in a way that will convey to the building owners that they must repair their dangerous buildings to a standard that the building is to be used for by a specified time, or they will be directed to remove the building within a specific date. He believes the CEO should send this letter to all dangerous building owners.

Ms. Lovejoy asked if the Board will be getting letters. Mr. Kent indicated that he will send letters to the Town for the buildings that we own as well (tax acquired).

Fire Chief Robert Chase added that he was very encouraged by this discussion as it is something that has been talked about for a long time and needs to be addressed from a fire safety standpoint. He feels we need to be aggressive with expending and using funds that are designated for building demolition. Although some buildings are privately owned, it does not mean the Town will not need to expend funds. The Town could place a lien on the property but we may not recoup all the costs. It is important that we prioritize the most dangerous of all the buildings and focus on those first; the most dangerous are currently owned by the Town and we should take care of our responsibilities first. He encouraged the Board to be aggressive in removing our tax acquired properties before we go on to remediating private properties that we have complaints on.

Mr. Adley would like any additional properties placed on the list and given to the Board as they would like to see them in person. Chief Chase responded that he would take care of this.

Mr. Buccina would like a monthly update on these efforts to allow the Board to stay educated and to look for ways the Board can help as the process goes on.

Chief Chase believes that once others see that we are making strides on building maintenance enforcement, they may be more encouraged to take care of their properties before they become dangerous and need to be remediated by the Town.

Mr. DiConzo made a motion to approve the letter from the CEO as a blanket letter to be sent to all buildings that are deemed necessary by the CEO. Vote: 5-0

6. New Business

- A. Request from Town Manager to Approve Minutes from the Selectperson's Meeting of October 17, 2013 and Special Board of Selectperson's Meetings of October 15, 2013 and October 22, 2013

Ms. Lovejoy made a motion to approve the Minutes from the Selectperson's Meeting of October 17, 2013 and Special Board of Selectperson's Meetings of October 15, 2013 and October 22, 2013. Vote: 5-0

- B. Request from Town Manager for Approval of Town Warrant dated November 8, 2013

Mr. Adley made a motion to approve the Town Warrant dated November 8, 2013. Vote: 5-0

- C. Request from Town Manager for Approval of Town Warrant for Special Town Meeting of November 21, 2013 to Respond to Request for Non-Action on Property at 343 Swain Road

Chairperson Buccina read the Special Town Meeting Warrant into the record. The Warrant asks the voters to decide if they want to grant an easement for non-action to Tammy Witas who would like to keep her existing front porch that is currently in the right-of-way on Swain Road.

Mr. Adley made a motion to approve the Town Warrant for a Special Town Meeting on November 21, 2013 to respond to a request for non-action on property at 343 Swain Road. Vote: 5-0

- D. Presentation from Western Maine Economic Development Council Director on Study

Mr. Adley made a motion to allow non-resident Glen Holmes, from WMEDC, to speak. Vote: 5-0

Mr. Holmes presented a power point presentation on a study conducted by himself and Jim Rinaldo the Town's Economic Development Coordinator. The study provided statistics indicating strengths, weaknesses, and potential opportunities for the Town of Rumford's economic development efforts.

- E. Request by Fireman's Relief Association and the River Valley Chamber of Commerce for Approval of a Parade Permit for the Christmas in the Valley Parade

Mr. Adley made a motion to approve the Parade Permit for the Rumford Fireman's Relief Association and the River Valley Chamber of Commerce for the Christmas in the Valley Parade. Vote: 5-0

- F. Request by Town Manager for Approval of an Amendment to the Personnel Policy's Section 8 Employment Classification, Part B, to comply with the Federal Affordable Care Act

The Town Manager explained that the Town's Personnel Policy must be updated to be in line with the new Federal Affordable Care Act which requires that an employee working 30 or more hours be qualified for health insurance coverage.

Mr. Adley made a motion to approve the amendment to the Personnel Policy, Section 8, Employment Classification, Part B to comply with the Federal Affordable Care Act. Vote: 5-0

- G. Request by Town Manager for Approval of Designated Fund Balances as of June 30, 2013

The Town Manager explained that these are the designated fund balances as of the end of the fiscal year of 2012-2013. This is one of the customary practices that keep the Town fiscally strong. These funds are restricted to the designated purposes that are listed.

Mr. Adley made a motion to approve the Designated Fund Balances as of June 30, 2013. Vote: 5-0

H. Request by Roger Arsenault to Provide an Update on Black Mountain of Maine

Roger Arsenault provided information about the new ownership structure of Black Mountain of Maine and read an excerpt from their Bylaws. He spoke of the campaign to stay open and said they have raised over \$195,000.00 to date. He spoke of a number of in-kind services and donations to help in snowmaking. They have also received a grant to help expand seating in the lodge. They plan to open this year as usual and continue with the same pricing used last year that was very successful in increasing the number of skiers coming to the mountain.

I. Request by Town Manager for Approval of Winter Parking Ban Effective Date per Ordinance Chapter 19, Traffic Regulations, Section 1

Mr. Adley made a motion for approval to put the Winter Parking Ban into effect on December 1st or the first plowable snow storm, whichever comes first. Vote: 5-0

J. Request by the American Legion for Approval of Liquor License Application and Special Amusement Permit

Mr. DiConzo made a motion to approve the Liquor License Application and Special Amusement Permit for the American Legion. Vote: 5-0

K. Request by Town Manager to convey Tax Acquired Property with Covenants at 134 Penobscot Street

The Town Manager explained that the abutter to this property has asked if the Town would convey the tax acquired property at 134 Penobscot to him at no cost. He would in turn tear down the building at his own expense within 60 days of receipt of a Quit Claim Deed from the Town and pay any legal costs incurred with the conveyance. The Town Manager believes this would be in the Town's best interest, as the property is a multi-family building that would cost several thousand dollars for the Town to remove. The other abutter is not interested in the property and this abutter has demonstrated good responsibility in maintaining his property and also in fulfilling his obligation to tear down another building that was tax acquired. The building is a liability to the Town at present and no bids were received on it when it was placed out to bid. The taxes and fees that were due amount to \$2253.26 that the Town would not receive, but the removal of the building will help the Town in our efforts to remove blighted buildings from our community. A Quit Claim Deed would be prepared for the Board to approve at the next meeting.

Mr. Adley made a motion to approve the conveyance of tax acquired property with covenants for 134 Penobscot Street. Vote: 4-1, Ms. Lovejoy opposed.

7. Executive Session pursuant to MRS 405 (6)(C) for economic development with Jim Rinaldo

Mr. DiConzo made a motion to table this item until the Board meeting of December 5, 2013. Vote: 5-0

8. Executive Session pursuant to MRS 405 (6)(A) for a personnel matter #2013-02

Mr. Adley made a motion to table this item until the next Board meeting of November 21, 2013. Vote: 5-0

9. Executive Session pursuant to MRS 405 (6)(A) for a personnel matter #2013-03

Mr. Adley made a motion to table this item until the next Board meeting of November 21, 2013. Vote: 5-0

10. Executive Session pursuant to MRS 405 (6)(A) for a personnel matter

Mr. Sterling made a motion to go into Executive Session pursuant to MRS 405 (6)(A) for a personnel matter with the Town Manager. Vote: 5-0

Executive Session In: 8:41 p.m.

Executive Session Out: 8:53 p.m.

No action was taken.

11. Adjournment

Mr. DiConzo made a motion to adjourn at 8:54 p.m. Vote: 5-0

Carlo J. Puiia
Town Manager

CJP/tp