

BOARD OF SELECTPERSON'S MEETING
January 21, 2016 6:30 p.m.
Rumford Falls Auditorium

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

ATTENDEES: Jane Shuck, Bruce Farrin, Bob Chase, Kevin Knox, Lexi Edwards, Shannon Newcomb, Makayla Burgess, Andy Russell

1. Meeting Call to Order at 6:30 p.m.
2. Pledge of Allegiance to the American Flag
3. Public Hearing: Liquor License for Elks Rumford Lodge 862

There were no comments.

4. Requests of Citizen's Present

There were no requests.

5. Reports

A. Selectperson's Report

Mr. DiConzo had citizens ask about looking at our wind ordinance and putting it to State standards, in case another wind company was interested in the future. Mr. Adley suggested having a discussion during the Ordinance Hearings.

Mr. Sterling asked if the Board should meet ahead of time regarding the upcoming budget meetings to discuss the changes. Mr. Chase noted that the Charter Commission's intent was for a Chairperson to be elected for the ten member Finance Committee.

Mr. Belanger noted that the owners of Mountain Valley Variety have come across some rocks on their recently purchased property from the Town that is obstructing their new addition. The Town Manager believed the rocks were too heavy and large to move with Town equipment. Public Works will look into this.

Mr. Adley asked if the Town should have a cell phone policy for employees as there could be some abuse of the use of Town cell phones in Town owned vehicles.

B. Town Manager's Report

The Town Manager spoke to the Mexico Board regarding the discussion on recreation for the area. He believes we should invite all interested parties to a meeting to discuss this issue in a work session. He is waiting to hear on a date and will let the Board know.

C. Department Manager Reports (as needed)

Andy Russell informed the Board that the hopper sander on Number 4 Plow Truck is a 20 year old unit and needs to be replaced as it became unusable after the last snow storm. He asked to forego the bid process and get quotes in order to order a new unit as soon as possible. He got some preliminary quotes from a couple vendors.

The consensus of the Board was to call a Special Board Meeting on Monday, January 25, 2016 at 4:00 p.m. in the Town Manager's Office and to receive bids from the two vendors via the Town Manager's email.

Fire Chief Robert Chase requested a review of the Purchasing Policy as the monetary limits that are required may be too low a threshold from this point going forward.

D. Board and Committee Reports (as needed)

There were no reports.

6. Old Business

7. New Business

A. Approval of Minutes from January 7, 2016

Mr. DiConzo made a motion to approve the minutes from January 7, 2016. Vote: 5-0

B. Approval of the Town Warrant dated January 22, 2016

Mr. Sterling made a motion to approve the Town Warrant dated January 22, 2016. Vote: 5-0

C. Approval of Public Library Construction Interior Bid

The Town Manager reported on the following bid opening for Interior Library Reading Room Bids:

	Base Bid	Alternate 1 - Carpet
1. H.E. Callahan	\$24,040.00	\$4,575.00
2. Crapotts Construction	\$37,200.00	\$3,000.00
3. Ganneston Construction	\$33,665.11	\$3,916.12
4. T. Buck Construction	\$39,000.00	\$5,000.00

The Friends of the Library were awarded a \$45,000.00 grant from the Stephen and Tabitha King Foundation to return the Reading Room ceiling to its original construction.

Mr. DiConzo made a motion to approve the bid from H.E. Callahan for the base bid of \$24,040.00 and the Alternate 1 cost of \$4,575.00 for a total of \$28,615.00. Vote: 5-0

D. Discussion on Public Library Construction Exterior Bid

The Town Manager explained that some of the slate roofing shingles have been falling off and they were just replaced on the front of the building in [2009]. Also, the exterior of the building needs

repointing as there is considerable gapping between the bricks. The old wooden gutters are also rotted which may be contributing to the pointing problem. The following bids were received for this project:

	Base Bid	Alternate 1 Windows	Allowance3A Slate Roofing/Sq	Allowance3B Slate Roofing Edge
1. H.E. Callahan	\$154,000.00	\$ 4,233.00	\$3,526.00	\$138.00
2. T. Buck Construction	\$158,000.00	\$10,000.00	\$3,206.00	\$125.00

The Town Manager explained that this bid would give us an idea of the amount of funding needed to do this project compared to the amount of funds we have in the capital account. After the July 1, 2016 capital allocation we will have \$160,000+ and would be able to do this work.

Mr. Chase asked if the Library Board has discussed postponing the exterior work until the funding is available.

Library Director Tamara Butler responded that the Board realizes this work needs to be done soon and that it can wait until this summer when the funds are available.

Mr. Belanger was concerned about the \$40,000 for the roof for inspection, not to repair it, when the roof is not that old. The Town Manager noted that the place where the slate shingle fell off looks like it is raised up and there may be a problem with the sheathing.

Mr. Belanger noted that the Town had Gil Bolduc come in and make further repairs to the roof that had not been finished by the contractor that did the job.

The Town Manager summed up that the Library Board wants to go forward with the project when the funds become available.

Mr. DiConzo noted that there are other problems with the sewer in the building that may be the priority. The citizens voted to keep this Carnegie Library and we must maintain it.

Mr. Belanger was concerned about depleting all the funds for this project in case the furnace or other problems come up such as the sewer gas that came into the building.

Mr. Chase asked what was non-essential.

Mr. Belanger thought that the pointing, weatherization, and foundation repair could possibly wait.

Mr. DiConzo suggested that we put out a request for additional funding from the voters for the sewer and heating work needed.

Mr. Sterling mentioned that the Board toured the building a couple years ago and there were many things that were considered a priority as there was not a plan in place to address the needed maintenance over the years and many things were not repaired or replaced. He felt that asking for further funding from the citizens is probably the way to go.

Kevin Knox asked if anyone from the Town will be keeping an eye on the contractors to make sure their work is done correctly. He mentioned the trouble with a prior contractor's work that led to the roofing issues at the Library.

Mr. Chase suggested holding these bids until after the budget process is finished. The Town Manager noted that sometimes bids have a time frame for acceptance and could not be held. The Board asked the Town Manager to check with H.E. Callahan to see if they would consider holding exterior bid price with a the understanding that we would offer them the exterior bid when funding is available.

The Town Manager suggested that we get Specialty Services to inspect the furnace and give us a recommendation on repair and/or replacement.

This item was tabled until further information is gathered.

E. Approval of Liquor License Application for the Elks Rumford Lodge 862

Mr. Sterling made a motion to approve the Liquor License Application for the Elks Rumford Lodge Number 862. Vote: 5-0

F. Receipt of Annual Policies for Drug Free Work Place and Sexual Harassment

The Board members each received and signed for both policies.

Board members mentioned that we may need to review and update the Drug Free Work Place Policy. They will get back to the Town Manager with any suggestions.

G. Discussion regarding CDBG Letter of Intent for the Downtown Project

The Town Manager got the letter in last Friday. On Tuesday he got an update from the engineer on the total cost of the project and realized we are very short. He had thought we were in the 3 million range and the updated cost came in at \$4,365,000.00. The CDBG request is for one million dollars. The application provided the available funds that the Town currently has to put towards the project. The project is huge and we will need to borrow money in the two million dollar range for a bond.

Mr. Belanger was concerned about using up our existing funds for the one project that had been put aside for other projects over the years. He believes we had a lot of permanent roads that need repairs.

The Town Manager noted that the Town needs to contribute a share and show what we have as available funds when we apply for funding.

Mr. Chase noted that citizens should realize that this section of the town is the oldest section of town with the oldest infrastructure and it needs to be replaced.

The Town Manager read the narrative of the project described in the application which notes that the substructures are over 100 years old, including sewer, water and storm mains. The application is due in March and a Public Hearing will be held for citizens to attend and participate in.

Discussion ensued on applying to the Maine Bond Bank for funding and the best time to apply. The Town Manager will call the State to inform them that the Board is receptive and will do whatever is necessary to get this project going, including public hearings, bond bank, etc. We may also have more solid information available in March.

8. Executive Session pursuant to 1 MRS 405 (6) (A) for a Personnel Matter

Mr. DiConzo made a motion to go into Executive Session at 8:17 p.m. pursuant to 1 MRS 405 (6)(A) with the Town Manager. Vote: 5-0

Executive Session In at 8:24 p.m.

Executive Session Out at 8:55 p.m.

No action was taken.

9. Adjournment

Mr. Belanger made a motion to adjourn at 8:56 p.m. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp