

BOARD OF SELECTPERSON'S MEETING
February 18, 2016 6:30 p.m.
Rumford Falls Auditorium

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

ATTENDEES: Gina Hinckley, Stacy Carter, Bruce Farrin, Jennifer Kreckel, Bob Chase, Beth Bellegarde, Maureen Cook, Tamara Butler, Barry Lane, Liesl Lance, Deborah Laurinaitis

1. Meeting Call to Order at 7:07 p.m. by Chairperson Adley

Chairperson Adley called for a moment of silence due to the passing of Charles "Bucky" Burnham, who had been employed for 21 years and was a current employee for the Town of Rumford.

2. Pledge of Allegiance to the American Flag

3. Public Hearing (as needed)

4. Requests of Citizen's Present

Steven Heath expressed concern that he cannot find a place to live in the town due to the sexual offender law. He has a place at 517 Hancock Street but the police officers that he spoke to give different information to him about the distance. The Town Manager will have the Police Chief look into this.

5. Reports

A. Selectperson's Report

Mr. Chase asked if there are any plans on the office renovations project. The Town Manager noted it was moving along.

Mr. Belanger has been asked by citizens about the limited access on Route 2 for potential business development. The Town Manager explained that this section of the highway was improved for more efficiency and faster speed by the Federal government. There were allowances made for agricultural purposes, the airport entrance and some businesses at the beginning of the limited access highway. It was noted that the town of Farmington has access to Route 2 and another businessman in Rumford has been able to have access. The Board would like the Town Manager to look into this with the MDOT.

Mr. DiConzo would like to see letters going out to property owners and the Rumford Falls Times print a story about the problems with the roof drains throughout town as we need to come into compliance as soon as possible.

Mr. Sterling and Mr. Adley did not have a report.

B. Town Manager's Report

For clarification purposes the Budget Schedule was updated so that everyone knows that the Finance Committee includes the 5 elected Finance Committee members and the 5 elected Board of Selectpersons. All the budget meetings will be held before the Finance Committee per the Charter change voted in last June 2015.

Mr. DiConzo believed the Finance Committee should have met after the November election to elect the new Finance Committee officers.

The new County tax went down \$27,962 last year and this year it will be up \$24,373. This increase was due to a higher budget for the jails.

The Board was invited by Envision Rumford to a forum on February 29 here in the Town Hall to gauge interest in designating a portion of the down town as a historic preservation district.

Jennifer Kreckel of Envision Rumford, noted that she hoped this forum would be well attended in order to give pros and cons and also determine what the building owners would be required to do if we designate the area as a historic district. This could possibly bring in money for investors because there could be a significant tax write off for improvements and modifications to buildings. This could be a positive thing to revitalize the downtown area.

Mr. DiConzo made a motion for non-resident Mia Purcell of Envision Rumford, to speak. Vote: 5-0

Ms. Purcell noted that not all buildings would qualify for tax credits. They must be determined as contributing or non-contributing. This information should be available at the upcoming meeting. The Town of Norway is a model in the state of Maine in terms of what it has done for the downtown and continues to do.

Mr. Adley noted that the tractor that Bucky Burnham drove for the Town will be cleaned up and driven to an Andover church where his funeral will be taking place as a sign of respect.

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 February 4, 2016

Mr. Sterling made a motion to approve the minutes from February 4, 2016. Vote: 5-0

B. Approval of the Town Warrant dated February 19, 2016

Mr. DiConzo made a motion to approve the Town Warrant dated February 19, 2016. Vote: 5-0

C. Discussion/Approval of Recommendation from Library Board of Trustees for Exterior Work

Library Director, Tamara Butler explained that the Library Board of Trustees recently met with Christine Kendall from HE Callahan, the representative from the roofing company, Hahnel Bros., and also with architect Jim Reuter, and would like to propose that Capital Funds be used for the exterior project work starting with the roof, as it is a safety issue, and the remainder of the work, such as repointing of the bricks, be put off for now.

Mr. Belanger was concerned about the \$40,000 in costs involved for inspection of the roofing as both the front and back roofs had work done recently. Ms. Butler explained that each tile needed to be checked separately. Mr. Belanger had reservations about the costs of inspecting the roofing as the roofing work was done 8 years back.

Mr. Chase asked if anyone from the Town has oversight on these types of jobs to make sure we get what we are paying for.

Mr. Belanger believes that only the front part of the roof is in question because of the installation of the tiles. The back roof was done by Hahnel Bros., themselves and should not need further inspection.

Mr. DiConzo believes that for \$40,000 you can put on a new slate roof.

The Town Manager asked Ms. Butler to get in touch with Hahnel Bros., and ask for further clarification of what the \$40,000 inspection entails.

Mr. Sterling made a motion to table this item until the next meeting.

We will attempt to have someone from Hahnel Bros. attend the next meeting to gain further information.

Vote on the motion: 5-0

D. Review of Town's Purchasing Policy

Mr. Chase explained that the Purchasing Policy was last revised eight years ago and he felt the monetary restrictions are now too low for department heads to be able to make the necessary purchases without Town Manager approval.

Fire Chief Robert Chase believes the policy is very prohibitive and makes it difficult to operate efficiently. He gave an example of having to take time to get quotes rather than make a more timely purchase that could still be at a reasonable price.

Chief Chase also noted there was another restriction regarding acceptance of grants. Also, discussed was the necessity of the Town having to vote on matching funds for acceptance of grants. The Town Manager believes the Town would need to vote on some types of grants, such as CDBG. However, grants of nominal amounts, of \$5,000 or less, should not need Town votes.

The Town Manager proposed making the threshold minimum as follows: Change \$500 to \$2,000 and \$2,000 to \$5,000. Also, to take "land" out of acceptance of gifts by the Board, as the Town must vote to do this. Another change would be the requirement for both the Finance Director and Executive

Secretary to be present for bid openings, and change to either one and also change to having a department head or board member be present for any bid opening.

Mr. DiConzo made a motion for the Town Manager to clean up the Purchasing Policy and for the Board to vote at the next meeting. Vote: 5-0

** NOTE: Town Attorney Jennifer Kreckel asked the Board to sign the following:

A Quit Claim Deed for 163 Route 108 for James Rinaldo (purchase of tax acquired property)

A Corrective Deed for Gateway Plaza – to discharge three sewer liens that were not placed on the Deed and apparently not found on the Title Search.

8. Executive Session pursuant to 1 MRS 405 (6) (E) for consultation with legal counsel

Mr. DiConzo made a motion to go into Executive Session at 8:00 pursuant to 1 MRS 405 (6) (E) for consultation with legal counsel (Town Attorney Jennifer Kreckel). Vote: 5-0

Executive Session in at 8:16 p.m.
Executive Session out at 8:47 p.m.

No action taken.

9. Executive Session pursuant to 1 MRS 405 (6) (F) for a review of Poverty Tax Abatement Request 2016-02

Mr. Chase made a motion to go into Executive Session at 8:54 p.m. pursuant to 1 MRS 405 (6) (F) for a review of Poverty Tax Abatement Request 2016-02. Vote: 5-0

Executive Session out at 8:55 p.m.

No action taken.

10. Adjournment

Mr. Chase made a motion to adjourn at 8:55 p.m. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp