

**FINANCE COMMITTEE'S
PUBLIC HEARING FOR BUDGET AND ANNUAL TOWN WARRANT
April 21, 2016, 5:30 p.m.
Rumford Falls Auditorium**

PRESENT: Chairperson Dieter Kreckel, Vice-Chair Christopher Carver, Richard Greene, Richard Lovejoy, Jonathan Starr; Selectpersons: Bradford Adley, Jeffrey Sterling, Mark Belanger, Michael Peter Chase; Town Manager John Madigan, Jr. Absent: Selectperson Frank DiConzo

ATTENDEES: Diane Gallagher, Shawna Austin, Stacy Carter, Bob Chase, Tom Fallon, Cristi Jacavage, Linnell Geronda, Tom Bourret, Beth Bellegarde, Deborah Laurinaitis, Gabrielle Johnson, Andy Russell, Terri Palmer, Bruce Farrin, Maureen Cook, Bromley Cook, Jennifer Kreckel, Brad Gallant, Ryan Palmer, John Pepin, Mia Purcell, Mark Gorham, John Gorham.

Chairperson Kreckel opened the Public Hearing at 5:35 p.m. The Annual Town Warrant was read and discussed. Questions and comments were taken from those in attendance.

The Town Manager explained the question on Article 8 which involves the proposed capital improvement project on the Business Island consisting of the replacement of the sewer and storm system, water lines, reconstruction of several streets and sidewalks, and other associated improvements to the sidewalk areas. The project started as a sidewalk reconstruction project and when further research was done it was determined that the water lines and sewer pipes on the Island were over 100 years old. The Rumford Water District informed us that they had trouble with many of the water valves on the Island and wanted to replace the water lines if we were digging up the roads. The Town had the sewer pipes smoke tested and a video camera was placed into the pipes that showed many were broken and blocked. The Board decided that these items must be replaced turning this into a major project. The Town began the process of applying for a CDBG Grant for one million dollars. However, since that time our most recent estimate came in higher at \$4,128,028.00 and the Board decided to re-apply for a new CDBG grant for one million as well as a Municipal Bond for 2 million. The Water District will contribute funds for the water lines and the Town has construction accounts that can also be used towards this project. If we plan on completing the full project, we will need the one million dollar grant. If we do not get the grant, we can still begin the project focusing on Congress and Hartford Streets first and reconstruct the other areas of the Island at another time. A priority is to remove the roof drains that are emptying into the sanitary sewer system which causes the sewer treatment plant to overflow and is in violation of their flow permit. The MDEP cited the plant almost ten years ago and expects that this issue be resolved. The project will be put off until next year as two bridges adjacent to the Island (on Route 108) will be worked on by the MDOT this summer creating traffic concerns. In the meantime, the Town made temporary repairs to the worst sections of the sidewalk until the reconstruction begins next year.

Several Town Department Heads explained their budgets throughout the Hearing. All Initiated Article Requests, Ordinance and Charter changes and non-binding questions were discussed throughout the Hearing.

The Public Hearing was recorded by local access station WVAC-TV and concluded at 6:55 p.m.

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

1. Meeting Call to Order at 7:00 p.m. by Chairperson Adley
2. Pledge of Allegiance to the American Flag
3. Public Hearing (as needed)
4. Requests of Citizen's Present

None were presented.

5. Reports

A. Selectperson's Report

Mr. Chase noted that he has been contacted several times about large rocks on the Mountain Valley Variety property that were left behind after the tax acquired property on Waldo Street was sold to them. Chairperson Adley believes the removal of rocks from the property that was sold to Richard Breau should be on the next Agenda. Mr. Chase also noted there did not appear to be any action taken on the dangerous building on Pine Street.

Mr. Belanger noted that Number 12 Paper Machine is running again at Catalyst. He also noted that the Public Works Department now has new summer hours of four 10 hour days to increase productivity and questioned why he saw the employees going back to the garage at 2:45 p.m. He further noted that he saw personnel from Public Works driving to a location on Burgess Hill and sitting in the Town trucks for a half hour. It also appeared that personal business was done during working hours by that department when a door was picked up on the side of the road for an employee using Town equipment. He would like to know what the policy is for employees using Town equipment for personal reasons during working hours. He was very concerned about who was keeping track of the workers.

Mr. Sterling gave an "atta boy" to the Park and Rec Department for the great condition of the Hosmer Field Complex.

Mr. Adley noted that the Fire and Police Department held an "Active Shooter Drill" at the Mountain Valley High School today and it was very humbling to hear the activity over the radio today. He sincerely appreciated the efforts of all involved.

B. Town Manager's Report

The Town Manager noted that Doris Robbins is having a 100th birthday party at 49 Franklin Street on May 12 from 10-12. The Board will sign a certificate of congratulations at the next Board meeting.

Further action on a couple tabled items should be addressed before the Annual Town Warrant is approved and signed later tonight.

Fire Chief Chase and the Fire Department were thanked for their help in removing broken pieces of the slate roofing tiles that were stuck on the Municipal Building roof. The Department used the Ladder Truck to remove the dangerous condition before the tiles fell to the ground.

C. Department Manager Reports (as needed)

Fire Chief Robert Chase reported on the simulation of an “Active Shooter at Mountain Valley High School,” a drill that has been in the planning stages for the last six months. Agencies involved were Rumford and Mexico Fire and Police, Dixfield Police, County Sheriff, State Police, Med-Care, Oxford County Emergency Management and Oxford County Communications. He believes that this may likely happen sometime in the future and believes the training and practice was duly needed. He appreciated the support from the community on this training.

Code Officer David Errington reported that no work had been done at the dangerous building at 240 Pine Street per the 30 Day Order.

The Town Manager recommended that we contact a local contractor to look at the property and get an estimate for the work to be done. The Town would then bill the property owners and if they do not pay, the Town ends up owning the property.

The Town Attorney noted that the Town has the authority to mitigate the danger to people in the community.

Mr. Belanger believes that all the porches have to be torn down along with the upper roof and rebuild what is needed. He stopped by the property and found that the sills and joists are rotten and there is nothing to build upon.

Code Officer David Errington noted that once the old porches are demolished a new stairway needs to be built to provide a second egress from the building for the occupant. The Town Manager noted that there is an inside stairway from the first to second floor and an exterior stairway would be needed only from the first floor.

Fire Chief Chase suggested drafting a bid spec for a contractor listing the following: removal of existing porches, minimal work to create a weather tight seal at the roof transition and a small set of stairs from first floor. This would address the work needed to remove the danger and not create another code violation.

The consensus of the Board was to put out a bid as soon as possible to get the work done.

Attorney Kreckel noted that the property owners must be notified to remove their personal property before the work is begun. She believes 30 days may be needed and was asked to draft a legal notice to the three Zadakis brothers as soon as possible.

Chief Chase suggested that part of the bid spec also include that the contractor move any personal property that has not been removed by the owners. Attorney Kreckel also noted that we may need to include that the owner may decide to remedy the problem themselves and therefore, would not obligate us to the contractor if the bid had been accepted and before the work by the contractor had begun. Attorney Kreckel added that Maine Statute allows the Town to lien the property for the costs incurred by the Town including attorney fees, contractor costs, etc.

D. Board and Committee Reports (as needed)

There were no reports.

6. Old Business

7. New Business

A. Approval of Minutes from April 7, 2016

Mr. Sterling made a motion to approve the minutes of April 7, 2016. Vote: 4-0

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

[This item was addressed later in the meeting.]

Mr. Belanger made a motion to approve the Town Warrant dated April 22, 2016. Vote: 4-0

C. Request for a Second Handicap Parking Space at 60 Lowell Street - Dick Lovejoy

Dick Lovejoy, Board Member of the River Valley Technology Center, explained that the University of Maine System's Mexico campus is locating to the River Valley Technology Center and they have requested a second handicap parking spot on Lowell Street in front of the building.

Mr. Chase made a motion to approve the second handicap parking spot at 60 Lowell Street. Vote: 4-0

D. Approval of the Annual Town Warrant

Mr. Sterling made a motion to approve the Hosmer Field non-binding questions to place on the Annual Town Warrant, regarding replacement of the running track and replacement of the lights and poles on the Football Field. Vote: 4-0

Mr. Belanger made a motion to approve the revised Roof Drain Ordinance to place on the Annual Town Warrant. Vote: 4-0

Mr. Sterling made a motion to approve the Annual Town Warrant for June 2016. Vote: 4-0

E. Appointment of Warden and Deputy Warden

Mr. Sterling made a motion to appoint Mark Belanger as Warden. Vote: 4-0

Mr. Adley made a motion to appoint Jeffrey Sterling and Peter Chase as Deputy Wardens. Vote: 4-0

F. Request to Eliminate Night Time Hours for Voter Registrar

Mr. Belanger made a motion to approve the request to eliminate night time hours for the Voter Registrar. Vote: 4-0

G. Appointment of Election Clerks for 2016-2018

Mr. Belanger made a motion to approve the names on the submitted lists as Election Clerks for 2016-2018. Vote: 4-0

H. Approval of Parade Permit for River Valley Healthy Communities 5K Heart Run/Walk

Mr. Sterling made a motion to approve the Parade Permit for River Valley Healthy Communities 5K Heart Run/Walk. Vote: 4-0

I. Approval of Town Office Modifications Bid

The Town Manager reported that 3 contractors attended the Pre-Bid Walk Through and we received the following bids at the Bid Opening on April 19, 2016:

	Base Bid	Alternate 1	Total
1. H.E. Callahan	\$60,800.00	\$ 9,200.00	\$70,000.00
2. Crapotts Construction	\$63,400.00	\$15,200.00	\$78,600.00

The Town Manager explained this is a big change as the Town Offices as they have been separated for the last 100 years. He believes that the changes should help with flexibility with staffing, increase efficiencies and allow for more cross-training for employees, thus saving payroll costs for the Town and increasing service to the public. We anticipate the completion of the project by late June 2016. He noted that there will be notices to the public to use the back entrance on River Street to access the temporary location of the offices during the construction. The Alternate 1 Option was to provide a sound proof wall and office upgrades to the Assessor's Office.

Town Clerk Beth Bellegarde further explained more specifics of how the combining of the Town Clerk's Office and Tax Collector's Office would work.

Mr. Sterling made a motion to accept the bid from H.E. Callahan for \$70,000.00. Vote: 4-0

J. *Discussion on Tax Acquired Properties

The Town Manager informed the Board of the status of tax acquired properties at 447 Swain Road (Mark St. Cyr) and 744 South Rumford Road (Norman Roy). Relatives of the former owners of the properties have expressed interest in keeping the properties by paying off the costs due to the Town. He also informed the Board of a newly tax acquired property at 628 Waldo Street, formerly owned by Nixon Samayoa, that contains a large garage and gravel driveway between Waldo Street and Hosmer Lane. He believes it would be very advantageous for the Town to keep the property and tear down the building as it is adjacent to the Hosmer Field Complex.

Fire Chief Chase noted that he will look at all the newly tax acquired properties along with the Code Officer and provide photos and a package on each property along with recommendations for the Board to review.

Attorney Kreckel also noted that the tax acquired property at 16 Free Street that the Town gave a mortgage note to Steven Shearer for, has not been paid upon as agreed.

After discussion between the Board, Town Manager and Town Attorney Kreckel, the Board expressed interest in putting the tax acquired St. Cyr property at 447 Swain Road out to bid for a minimum bid of \$15,000.00 to recover our costs.

Mr. Belanger made a motion to place the St. Cyr property at 447 Swain Road out to bid with a minimum bid of \$15,000.00 to cover the Town's costs (back taxes, sewer, fees, legal fees).

Mr. Sterling asked the market value of the property. The Town Attorney noted that the property contains 3-5 acres. The Town Manager noted that the assessed value for the land and building is \$72,000.00 and the property is in good condition.

Vote on the motion: 4-0

Fire Chief Chase asked about putting bid specs together. The Town Manager asked him to do so. Also, mentioned was whether the former owner was out and if the building was secured. Chief Chase will look into getting the building secured by the Fire Department or Code Enforcement tomorrow.

The Town Manager noted that an updated list of the tax acquired properties will be discussed at one of the next meetings, which will include the newly acquired Roy property at 744 South Rumford Road that was briefly discussed earlier.

8. Executive Session pursuant to 1 MRS (405) (6) (A) for a personnel matter with the Town Manager

Mr. Sterling made a motion to go into Executive Session at 8:18 p.m. pursuant to 1 MRS (405)(6)(A) for a personnel matter with the Town Manager. Vote: 4-0

Executive Session in at: 8:20. p.m.

Executive Session out at 8:34. p.m.

Mr. Chase made a motion to extend the contract of Town Manager Madigan to January 1, 2017. Vote: 4-0

9. Adjournment

Mr. Chase made a motion to adjourn at 8:45 p.m. Vote: 4-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp