

BOARD OF SELECTPERSON'S MEETING
May 5, 2016 6:30 p.m.
Rumford Falls Auditorium

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

ATTENDEES: Kevin Saisi, Steven Dymont, Jim Windover, Bob Chase, Richard Breau, Gabrielle Johnson, David and Beth Bellegarde, Dieter Kreckel, Bruce Farrin, Andy Russell, Rick Blanchard, Mia Purcell, Brad Gallant, Jennifer Kreckel, John Gorham, Mark Gorham, Stacy Carter

1. Meeting Call to Order at 6:30 p.m. by Chairperson Adley
2. Pledge of Allegiance to the American Flag
3. Public Hearing (as needed)
4. Requests of Citizen's Present

Dieter Kreckel expressed concern about the intersection of Bridge Street and Franklin Street (Route 2 and Route 108) at the bottom of the hill. He asked to have a dotted guideline for those turning left onto Franklin Street from the west so that they do not cut off the corner for those stopped to turn left across the bridge.

5. Reports

A. Selectperson's Report

Mr. Chase did not have a report.

Mr. Belanger reported receiving a call about the medical marijuana growing site that is near the Greater Rumford Community Center and the odor that is coming into the center where children are present. The Town Manager reported receiving reports himself and checked out the area. According to the State of Maine, the only way to regulate this is through zoning. The Town currently does not have zoning for businesses/locations. It was noted that this is a Drug Free Zone and perhaps we can investigate from this perspective. The medical marijuana was done through a citizen initiative and the State has not put many things in place to address this issue. Mr. Chase noted that we need to be careful about regulating "odors" as we have a paper mill in town and restaurants, etc. The Town may also need to propose some type of zoning to regulate this type of issue.

Mr. DiConzo reported receiving multiple calls on several matters. In the Spruce Street and Plymouth Avenue area there was about 140 feet of curbing that was destroyed about four years ago and it has not been repaired. Also, since the Maple Street Extension was reconstructed, runoff water has been destroying a citizen's lawn every year. He is also interested in having more trees removed near the temporary bypass from Route 108. At the corner of Pine and Strafford there needs to be a stop sign at the four way intersection as there have been some close calls. Superintendent Andy Russell, who was present, will look into this, although the Board will need to authorize a sign if there was not one there previously. Mr. Russell also received a similar request for the Knox Street and Strafford Avenue intersection that does not have a stop sign.

Jim Windover asked why a permit was not needed for the medical marijuana business as this would be a change of use of the building and he believes it should have gone to the Planning Board.

Mr. Sterling noted that the traffic bypass was just paved from Route 108 which will be used starting May 9th. He suggested that the bypass stay in place after the bridge project is completed.

Mr. Adley attended the River Valley Chamber Dinner and congratulated those that were honored. The keynote speaker addressed the deterioration of buildings within the community and Mr. Adley noted that several years ago the Town tried to address this issue with a land use ordinance and the efforts were soundly defeated. Perhaps we should try again as there are many buildings in bad condition. He also noted that the Town Hall renovations have started with the temporary relocation of some offices.

B. Town Manager's Report

There are three upcoming ribbon cuttings: May 11, 8:30 a.m. Connie's Place; May 18, 8:30 a.m. Arbe's Carpet and Tile, under new ownership and management; May 19, 8:30 a.m. Frisbie and Associates [time changed to 9:30 a.m.].

The Town Office renovation project will begin on May 10, 2016 and should be over by June 30, 2016. He read a notice to explain where the temporary offices will be located within the building. Code Enforcement will be operating out of the Town of Mexico Office.

The Public Library project is scheduled to begin on May 9, 2016 and the roofing contractor will also look over some roofing repairs needed at the Town Hall.

The Board members were given an application to serve on the MMA Legislative Policy Committee if so interested. The Town Manager will not reapply to serve this year as he is running for elective office and retiring in January 2017.

Jeff McCarthy from Maine Fiber Company will be at the River Valley Technology meeting next week regarding connecting the Downtown area to the 3 Ring Binder type of fiber optics technology.

Jennifer Kreckel added that the University of Maine, who is relocating to the River Valley Tech Center, is very interested in having this technology put in while we are reconstructing the Downtown and she feels it would help to attract businesses to the Downtown area. The cables would be placed under ground.

The Town Manager's Office prepared a certificate of congratulations for Doris Robbins for her 100th birthday. The Town Manager plans to attend the celebration.

The Town Manager attended a meeting at the River Valley Technology Center and the tenants in the building are concerned about parking with the University moving into the building. He checked with Andy Russell about the two hour parking along Lowell Street and found that there is already authority for 2 hour parking extending from the Hotel Harris and further down Lowell Street. The main parking for the University students will be behind the American Legion. He will make sure there are enough signs for the two hour parking in place.

C. Department Manager Reports (as needed)

None.

D. Board and Committee Reports (as needed)

None.

6. Old Business

A. **Reconsideration of Disposition of Tax Acquired Property at 447 Swain Road

The Town Manager noted that the Board has a letter from a relative of the former owner who is interested in getting the property back for what is owed to the Town up to \$7,000.

The Town Manager noted that the owner never followed through with the agreement with the Town a couple years ago when the property became tax acquired. Town Attorney Jennifer Kreckel recently drafted a notice for the occupant to vacate the property and he has done so. The Board decided to put the tax acquired property out to bid at their last meeting. Fire Chief Robert Chase and the Ad Hoc Committee will have a realtor perform an assessment of the value. In the meantime, a relative called to see what the Board had decided and she wrote a letter asking for a reconsideration.

Town Attorney Jennifer Kreckel advised the Board regarding this matter.

Chief Chase will work with the Ad Hoc Committee to gather further information such as a fair market assessment if the Board desires. He will also prepare further information on other Town owned properties to discuss with the Ad Hoc Committee and provide to the Board.

After further discussion by the Board, the consensus was to follow the process that is already in place and to hold on placing 447 Swain Road out to bid until further information is received from the Ad Hoc Committee.

There was no action taken and this item was tabled until the next Board meeting of May 19, 2016

7. New Business

A. Approval of Minutes from Special Meeting of April 20, 2016 and Meeting of April 21, 2016.

Mr. Sterling made a motion to approve the minutes from the Special Meeting of April 20, 2016 and Meeting of April 21, 2016. Vote: 4-0-1, Mr. DiConzo abstained.

B. Approval of the Town Warrant dated May 6, 2016

Mr. Sterling made a motion to approve the Town Warrant dated May 6, 2016. Vote: 4-0-1, Mr. DiConzo abstained.

C. Request to Remove Large Rocks at 429 Waldo Street

Richard Breau, owner of Mountain Valley Variety, explained that he purchased a tax acquired lot at 429 Waldo Street. He said that he asked the Town to remove the large rocks that were on the land at the time but this was not added to the agreement between the Town and himself. He would like the area available for parking for his employees so that customers can park in the front of his store on Hancock Street. He is asking the Town to move the rocks. He has employed local contractors for all the work being done on his addition to his store and has invested almost half a million dollars.

Mr. Belanger made a motion to authorize the Town Manager to have the rocks removed.

Andy Russell, Superintendent of Public Works, explained that when the multi-family building was torn down, they did not unearth any large rocks from his recollection. He does not believe the Town equipment can handle rocks this size.

During discussion it was noted that the rocks may be able to be broken into pieces by a private contractor as the Town does not have that type of equipment.

Mr. Sterling noted that the property was sold for a nominal amount and in so doing the Board was promoting business development. He was also concerned about the Town's liability working on personal property and setting a precedent. He also believed in the process that the Board put forth on the distribution of tax acquired property.

Chief Chase suggested that a private contractor do the work and the Town could use economic development funds to pay for the work to show their support for economic development.

Also discussed was the liability and insurance issue of Town employees working on private property.

The Town Manager suggested that the Town buy the rocks from Mr. Breau and use them for our projects.

D. Envision Rumford Request for Historic District Professional Assistance

Jennifer Kreckel explained that tax credits could be available for owners of properties in the Down Town area if it was designated as a Historical District. This would assist property owners who would like to make improvements to their buildings in the Downtown Island area. This does not mean that the building owners are limited in what can be done to their building. She asked for funds for a professional consultant to facilitate the application to help the volunteer group to apply for the designation.

Mr. DiConzo made a motion to allow non-resident Mia Purcell, to speak. Vote: 5-0

Ms. Purcell noted the success that is happening in the Norway – South Paris area with their historic designation.

Mr. Sterling made a motion to appropriate \$15,000.00 from economic development funds.

Mr. Belanger asked why this volunteer group is applying rather than the Town.

Ms. Kreckel noted that if the \$15,000.00 was not used the balance could go back to the Town.

Mr. Sterling made a motion to approve \$15,000 from the Economic Development Funds for Envision Rumford to hire a Historic District Professional. Vote: 4-1, Mr. Belanger opposed.

E. Request from River Valley Community Association for Balance of Cable Franchise Fees for Development of Low Power FM Radio Station - Kevin Saisi

Kevin Saisi requested the amount of \$3,000 and explained that the funds would be used for capital costs, mounting the antenna, music licensing, engineering etc. There is a date in January that this project must be on the air or the authorization is lost.

Mr. DiConzo made a motion to table this item until further information is available.

The Board would like to have a business plan, letters of commitment, a budget, etc.

Vote: 5-0

***** URGENT CIRCUMSTANCE *****

Mr. Sterling declared an urgent circumstance in order to vote on a Note of Reversionary Interest on a tax acquired property. Vote: 5-0

Attorney Kreckel noted that a bid was approved [from Chris and Tonia DeSalle, 05 15 2014] to purchase a tax acquired property [103 South Rumford Road] from the Town of Rumford that contained a stipulation to remove a trailer and a shed that was on the property. The buildings were removed as agreed upon, however, they are about to sell the property and the lender for the buyer would like further proof that this condition had been completed prior to the sale of the property.

Mr. Belanger made a motion to sign the Note of Reversionary Interest. Vote: 5-0

8. Executive Session pursuant to 1 MRS 405 (6) (D) for contract negotiations with the Police and Fire Departments and Chiefs

Mr. Belanger made a motion to go into Executive Session at 8:30 p.m. pursuant to 1 MRS 405 (6) (D) for contract negotiations with the Police and Fire Departments and Chiefs. Vote: 5-0

Executive Session Out at 10:15 p.m.

No action taken.

9. Adjournment

Mr. Chase made a motion to adjourn at 10:16 pm. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp