

BOARD OF SELECTPERSON'S MEETING
June 16, 2016 6:30 p.m.
Rumford Falls Auditorium

PRESENT: Chairperson Jeffrey Sterling, Vice-Chairperson Mark Belanger, Selectperson Michael Peter Chase, Selectperson James Windover, Selectperson Christopher Brennick, Town Manager John Madigan, Jr.

ATTENDEES: Beth Bellegarde, Gabrielle Johnson, Eric Davis, Deborah Laurinaitis, Rick Blanchard, Bob Chase, Terri Palmer

1. Meeting Call to Order at 6:30 p.m. by Chairperson Sterling
2. Pledge of Allegiance to the American Flag
3. Public Hearing (as needed): Liquor License for the River Valley Grill

There were no comments.

4. Requests of Citizen's Present

Eric Davis requested that the Town website be kept up to date.

5. Reports

A. Selectperson's Report

Mr. Brennick thanked the Chairperson for the warm welcome and congratulated Mr. Sterling and Mr. Belanger for their election as new officers on the Board. He also commended all those involved in the election process that he felt went very well.

Mr. Windover thanked the Chairperson for the warm welcome and noted, "third try must be a charm." He is looking forward to a good start.

Mr. Chase expressed concern over some of the campaign practices of the local election. He noticed that the roofing job at the Public Library looks good and feels it is being done right. He also shared that he was asked why the Town of Rumford does not have flags up throughout the town on telephone poles such as other communities do. He feels it would be a nice touch and support our veterans. He also noticed that the tax acquired building at 251 Pine Street had been demolished by the Town. He was curious as to the status of the deconstruction of the three porches at the Zadakis property (240 Pine Street).

Mr. Belanger congratulated Mr. Brennick and Mr. Windover Jim for their recent election to the Board. He commended the poll workers who did an awesome job and everything went well. He explained that the counting of the write-in votes took an additional 2-3 hours to count as many people just wrote in their own name and all had to be counted [three races had only write-in candidates]. He noted that the State of Maine has a Statute that the Town could adopt that requires write-ins to declare candidacy 45 days prior to the election; any other name would be disregarded. This may be something the voters would be in favor of adopting in the near future. He also would like to work on a policy regarding employee use of cell phones and ear buds while on duty. He believes this type of social media has an effect on productivity.

Mr. Sterling informed those present that the Trek Across Maine will begin tomorrow morning from Sunday River and he advised caution for the riders. He noted that the Board held their first meeting to organize last night and there was a great amount of energy in the room. He noted that former Board members Brad Adley and Frank DiConzo gave a great deal to the Town in their roles for many years and they will be missed. He also congratulated Mr. DiConzo for his election to the RSU 10 School Board.

Mr. Chase also noted that he would like to welcome Mr. Brennick and Mr. Windover to the Board and that the three of them served together on the Charter Commission.

Mr. Brennick added that he is working on the Fourth of July Committee. They have been planning the event for some time and gave kudos to April McLean who has taken the lead of the Committee.

Mr. Sterling noted that Mr. Brennick will be getting married before the next meeting.

B. Town Manager's Report

The Town Manager congratulated Mr. Brennick and Mr. Windover for their election to the Select Board and Mr. Sterling and Mr. Belanger for their election as Chair and Vice-Chair. He also thanked the citizens that took the time to come out and vote. He believes that the reason the budgets were all passed shows that they have confidence in the Board's judgement and are willing to invest in the future of our town.

He explained that the demolition work on the porches at 240 Pine Street will begin once we get results from the asbestos samples for the siding per the contractor's requirement. The Town Attorney has sent a 30 Day Notice to the owners to move their personal property from the porches before they are demolished.

The Maine DOT recently informed us that there are extra funds available for paving as their paving bids came in lower than anticipated because the price of oil is low at this time. They will add paving from Rumford Point to the Hanover town line and through Hanover to near the Bethel town line.

The Town Manager is pleased with the progress on the roof and gutters at the Public Library and the renovations at the Town Office. A status meeting with the contractor is scheduled next Monday for both projects.

A meeting is scheduled with Brookfield Power and a representative from Senator Collins Office on June 22 at 9:00 a.m. in the Rumford Falls Auditorium. This is regarding the recreational trail on Brookfield Power's property adjacent to the Rumford Falls.

A safety meeting for department heads and the ambulance service will be held in the Rumford Falls Auditorium on June 22 at 11:00 a.m. with the developer for the Business Park project. The Board is invited to attend.

Chairperson Sterling mentioned that he saw a newspaper headline regarding Nestle Waters. A brief discussion took place with the Board and Town Manager.

Eric Davis made a comment about Nestle Waters.

C. Department Manager Reports (as needed)

There were no reports.

D. Board and Committee Reports (as needed)

There were no reports.

6. Old Business

7. New Business

A. Approval of Minutes from the Select Board Meeting of June 2, 2016

Mr. Chase made a motion to approve the minutes from the June 2, 2016 meeting. Vote: 5-0

B. Approval of the Town Warrant dated June 17, 2016

Mr. Chase made a motion to approve the Town Warrant dated June 17, 2016. Vote: 5-0

C. Approval of Warm Mix Asphalt Bid

The following bids were received:

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|-----------------------|--------------|
| 1. Bruce Manzer, Inc. | \$415,209.93 |
| 2. Pike Industries | \$493,990.00 |

Mr. Belanger made a motion to award the bid to Bruce Manzer, Inc., for the bid price of \$415,209.93.

Mr. Chase asked if there was any grinding involved. The Town Manager reported that there was some grinding of pavement for a portion of Hancock Street.

Mr. Belanger wanted to be sure that we do not run into the problem we had on Maine Avenue

Vote on the motion: 5-0

D. Approval of Snow Plow Equipment Bid

The following bids were received:

- | | |
|-------------------|-------------|
| 1. Viking-Cives | \$66,923.00 |
| 2. H.P. Fairfield | \$66,213.00 |

Mr. Windover reported that he had contacted the mechanic at the Public Works Department regarding this bid.

Mr. Windover made a motion to approve the bid from Viking-Cives for \$66,923.00. Vote: 5-0

E. Approval of Liquor License for the River Valley Grill

Mr. Belanger made a motion to approve the Liquor License for the River Valley Grill. Vote: 5-0

F. Request from Holy Savior School to Close Portion of Maine Avenue for Fall Festival Event

Mr. Belanger made a motion to approve the request from Holy Savior School to close a portion of Maine Avenue for their Fall Festival Event. Vote: 5-0

G. Request to Change the Orientation of the Boat Ramp along the Androscoggin River on Route 2

The Town Manager reported that Public Works Superintendent Andy Russell contacted Main-Land Development regarding moving the boat ramp to a nearby location at the boat launch area and changing the orientation to help boaters in accessing the river. Main-Land's preliminary estimate for the design and permitting was \$40,000.00 in addition to bidding contracts as necessary. The Town Manager noted that the Town of Mexico had a boat launch put in five years ago through the State's Department of Conservation and the project was \$35,000.00 and paid by them. He feels we need to look into this further as other entities must give approval and if we change the location it would be considered a new project.

Mr. Windover asked what the reasoning was for the request. The Town Manager explained that the current of the river makes access difficult for boaters.

Mr. Windover suggested building a dock instead that may assist the boaters at a much lower cost.

Mr. Chase asked if we could ask the Department of Conservation to correct the problem as the boat launch was designed and funded by their department when it was originally put in.

After Board discussion it was decided to look into this further to gain more information. No action was taken.

H. Approval of the Recommendations from the Ad Hoc Committee on the Disposition of Tax Acquired Properties

Fire Chief Robert Chase presented an overview and summary packet for each Board member listing the tax-acquired properties and gave recommendations from the Ad Hoc Committee as follows:

447 Swain Road was tax acquired and a year ago the Town had given the owner time to redeem the property, however that did not happen. The Board had already voted to put this property out to bid. A family member has expressed interest and was given an application package but the Town has not received it back. He believes this is ready to be advertised for bid. What is still due is a comparative market analysis which is not ready at this time. We could advertise and have viewings then set a minimum bid for the information packets handed out at the viewings.

Mr. Brennick asked who was on the Ad Hoc Committee. Chief Chase replied: Town Attorney and Envision Rumford member Jennifer Kreckel; Charlotte Davis and Jack Davis for real estate information; Code Enforcement Officer David Errington; and Mia Purcell from Community Concepts for financing information.

455 High Street is well suited to go out for bid as a small starter home that currently needs a roof, but has potential. This property has 2 very large trees on the property line that a neighbor is quite concerned about for safety reasons. The previous owner had committed to taking care of the trees that overhang the neighbor's home and the neighbor believes that the Town now

assumes that liability. The Chief noted that this liability could be part of the condition of the selling of the property. Jacques Chartier was contacted regarding the cost of removal.

Mr. Chase asked if the Town could add language that the trees need to be removed upon condition of sale from the Town. Chief Chase responded that this is possible.

Mr. Belanger made a motion to place 455 High Street out to bid with the stipulation that the 2 large trees be removed.

Mr. Chase asked if we want to set a minimum bid. Chief Chase would like to be able to show the property with the other properties and the Board can determine a minimum bid at a later date.

Vote on the motion for 455 High Street: 5-0

227 Swain Road looks good on the outside, but has had water infiltration, collapsed ceilings, and mold is present on the inside. There is another building adjacent to this on the corner of Holyoke and Spruce that is in disrepair and the Town Attorney is working on contacting the owners about addressing that situation. This could possibly be remediated along with the other property. However, there are many of our own properties that may be more of a priority.

The Ad Hoc Committee recommends that 227 Spruce Street go out to salvage bid then be demolished.

Mr. Belanger made a motion to put 227 Spruce Street out for a salvage bid then to demolish the building.

The Town Manager will have the environmental specialist look at this property as needed, although this is a single family and the requirement for removal of asbestos from multi-family homes may not apply.

Mr. Chase was concerned that we do not forget the old school building in Rumford Point. Chief Chase noted that we must stay focused on the priority of dangerous town buildings, make a decision and get the property on the list for demolition. The Town Manager noted that there is asbestos on the pipes in the basement of the old school house that must be abated before demo.

Vote on the motion: 5-0

628 Waldo Street was tax acquired this year and the Ad Hoc Committee recommended that the Town retain ownership as the building and location would be beneficial for the Town Park and Recreation Department. The Town Manager reported that Michael Mills already had the locks changed and there is not any personal property in the building.

Mr. Windover made a motion to retain the property at 628 Waldo Street.

The Town Manager noted that he sent a [certified] letter to the former owner along with the check that was sent late and did not cover the balance owed. We have not heard back from him at this time.

Vote on the motion for 628 Waldo Street: 5-0

744 South Rumford Road is a fairly new modular home. Family members of the former owner are interested in paying the back taxes to help the family keep the property. The applicant for the tax acquired property is the son and daughter-in-law of the owner. The Town's policy notes that tax acquired property could only be redeemed by the former owner. The Ad Hoc Committee recommends that we stay with the policy and that the former owner works with the applicant thereafter. The applicant already has saved money towards the amount due to the Town. The applicants would guarantee that the former owners would be able to live in the home on the property and the applicants would resume their business in the greenhouse on the property. The Town Manager does not recommend a payment plan as we have not been successful with that type of arrangement.

The Town Manager noted that once we have the taxes in hand, we will turn over the Quit Claim Deed to Mr. Roy, the former owner.

Mr. Belanger made a motion to allow Norman Roy, the former owner, to redeem the property only if the back taxes, currently due taxes, accumulated interest and all filing and legal fees are paid in full. Vote: 5-0

Mr. Belanger asked the status of the buildings we have sold that were contingent on the buildings being demolished. Chief Chase noted that everyone is late on their timelines thus far. There is significant action being taken on 566 Prospect Avenue and there is someone gutting out the inside of 226 Knox Street. He will get back to the Board on the Route 108 Smith Crossing property at the next meeting and will check the other deeds for compliance on the contingencies.

The Town Manager noted that there has been a great deal of progress on the 21 Falmouth Street property. The property on 41 Loch Ness in Strathglass Park still has a year to go.

Mr. Belanger asked who was responsible for following up. The Town Manager responded that it is the Code Enforcement Officer.

Chief Chase will gather information and get it to Code Officer David Errington to follow through with the status on compliance.

The Town Manager suggested that we send letters to the abutters for the lots where buildings have been removed by the Town. Chief Chase noted that when the buildings were voted to be torn down, it was also specified that the lots would be offered to the abutters to bid upon. Chief Chase will organize a list of properties to put out to bid and to will plan to show all the properties in one day.

- I. Approval of Fiscal Year Ending Meeting for June 30, 2016 and Noon Closing of Town Offices for Closing of Financial Books

Mr. Chase made a motion to allow non-resident Deborah Laurinaitis to speak. Vote: 5-0

Finance Director, Deborah Laurinaitis, requested the meeting be held at 5:00 p.m. to give enough time to prepare the End of Year Warrant for approval.

The Town Manager will not be present at the meeting as he will be on vacation.

Mr. Belanger made a motion to approve the Fiscal Year End Meeting of June 30, 2016 at 5:00 p.m. and Noon closing of Town Offices. Vote: 5-0

8. Executive Session pursuant to 1 MRS 405 (6)(D) for union negotiations with the Fire Department

Mr. Windover made a motion to go into Executive Session at 7:58 p.m. pursuant to 1 MRS 405 (6)(D) for union negotiations with the Fire Department. Vote: 5-0

Executive Session in at 8:04 p.m.

Executive Session out at 9:23 p.m.

No action taken.

9. Adjournment

Mr. Chase made a motion to adjourn at 9:24 p.m. Vote: 5-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp