

BOARD OF SELECTPERSON'S MEETING
October 20, 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. Absent: WVAC TV7

ATTENDEES: Steve Dymont, Michael Sleeper, Eric Davis, Bruce Farrin, Lee Buotte, Kevin Knox, Andy Russell, Mike Mills, Jim Rinaldo, Gina Hinckley, Deidre Gallant, Kanchit (Ned) Satabangkok

1. Meeting Call to Order at 6:30 p.m. by Chairperson Sterling
2. Pledge of Allegiance to the American Flag
3. Public Hearing:

Liquor License for Fraternal Order of Eagles – No comments

Liquor License and Victualer's License for The Lure – Deidre Gallant spoke about their new restaurant serving Asian and American food opening up at the former Tina's Restaurant location. They will be open 11-8 weekdays, 11-9 weekends. They are not seeking a Special Amusement Permit at this time.

4. Requests of Citizen's Present

Steve Dymont was concerned that there was a bunch of debris on the sidewalk near a wall on Washington Street and Plymouth Avenue along with an unpleasant odor. The Town Manager noted that the CEO notified the owner and gave a remedy to the situation. It appears that the owner has made some efforts to take care of this. Andy Russell mentioned that the sidewalk issue is being taken care of.

Kevin Knox, believes we should be purchasing storm drains and materials in a certain way to get a better price on the Congress Street project.

5. Reports

A. Selectperson's Report

Mr. Chase and Mr. Windover did not have reports.

Mr. Belanger shared a concern about 322 Eaton Hill Road and asked if it they had a junkyard permit.

Mr. Sterling read a statement from Northern LNG regarding their seeking of permits in Augusta for their project in the Business Park. He also spoke about Nestle Water's Poland Spring Water and their testing of wells on the Rumford Water District property. Western Maine Water Alliance is a group that is opposed to the testing of Poland Spring and met last week in Rumford Center.

Mr. Sterling read a letter from Len Greaney regarding action he would like the Board to take regarding this issue.

Mr. Brennick had concerns about crosswalk lights on Hancock Street.

B. Town Manager's Report

The Town Manager noted that Public Works Superintendent Andy Russell reported that the Martin Road and Hancock Street have been paved. Mr. Russell also noted that they are paving a section of the Wyman Hill Road that is in bad shape.

The Rumford Polar Bear Snowmobile Club will hold their annual Land Owner Appreciation Dinner on October 27. Please call Terri at the Town Manager's Office if you plan to attend.

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 Selectperson Meeting of October 12, 2016

Mr. Chase made a motion to approve the minutes from the Selectperson's Meeting of October 12, 2016. Vote: 5-0

B. Approval of the Town Warrant dated October 21, 2016

This item was moved to the end of the Agenda as the Town Warrant was not ready.

C. Request from Park Commission to Allow One Way Only Traffic on Strafford Avenue from Waldo Street to Hosmer Lane during Major Field Events

Mr. Belanger made a motion to approve the request for One-Way-Only Traffic during major field events at Hosmer Field. Vote: 5-0

D. Approval of Pick Up Truck Bid for Park and Rec Department

The Town Manager reported on the following bid opening:

- | | |
|--------------------|--------------------------------------|
| 1. Bill Dodge | \$26,844.00 (did not meet bid specs) |
| 2. O'Connor Motors | \$26,894.00 |

Mr. Brennick made a motion to approve the bid from O'Connor Motors for \$26,894.00.

The Board had a lengthy discussion with Michael Mills, Superintendent of the Park and Recreation Department, regarding purchasing a used vehicle versus a new vehicle and adherence to the guidelines in the Purchasing Policy.

Vote: 3-2, Mr. Belanger and Mr. Windover opposed.

Chairperson Sterling suggested that the Board hold a workshop with Department Heads in the next couple weeks to consider a revision to the Purchasing Policy.

E. Approval of Truck #1 Bid for Public Works Department

The Town Manager reported on the following bid opening:

- | | |
|--------------------|-----------------------------------------------------------------|
| 1. Darlings | \$33,622.00 (steel plow)
\$33,822.00 (poly plow) |
| 2. Hight Chevrolet | \$29,036.25 (steel plow) |
| 3. O'Connor Motors | \$29,055.50 (steel plow installed)
\$28,193.00 (uninstalled) |

Mr. Chase made a motion to approve the bid from O'Connor Motors for \$29,055.50. Vote: 3-2, Mr. Belanger and Mr. Windover opposed.

F. Approval of Liquor License and Special Amusement Permit for Eagles Club

Mr. Belanger made a motion to approve the Liquor License and Special Amusement Permit for the Eagles Club. Vote: 5-0

G. Approval of Victualer's License for The Lure, 972 Prospect Avenue

Mr. Belanger made a motion to approve the Victualer's License for The Lure, [actually located at 971 Prospect Avenue]. Vote: 5-0

H. Approval of Liquor License and Special Amusement Permit for The Lure, LLC

Deirdre Gallant noted that The Lure is not ready for approval of the Special Amusement Permit. They plan to open on November 1, 2016.

Mr. Belanger made a motion to approve the Liquor License for The Lure, LLC. Vote: 5-0

I. Approval to Place Winter Parking Ban to Later Date in November or until First Plowable Snow Event

Mr. Belanger made a motion to place the Winter Parking Ban in effect after the first plowable snow event and no later than December 1, 2016. Vote: 5-0

J. Discussion/Approval of MDOT's Guidelines to Establish Route 108 Bypass as Town Way

The Town Manager explained that the Maine Department of Transportation sent a letter with very specific criteria for us to follow in allowing us to keep the Bypass from Route 108. It would only be allowed to be one way onto the Island from Route 108 and would require other action from the Town before they would approve it.

Andy Russell, Superintendent of the Public Works Department, was asked by the Town Manager to provide estimated costs for this project. Mr. Russell explained the costs could add up to \$45,000.00, however, there are variables to consider. The Town Manager noted that the estimated costs would be provided to voters before the vote. There is a time frame the MDOT needs to work within and they will need to know by October 28th if the Town will accept the criteria to keep the Bypass. If the Bypass is not accepted by the voters at a Special Town Meeting as a Town Way, MDOT will need to re-mobilize the contractor to come back and remove the Bypass and the costs would be billed to the Town.

Mr. Belanger made a motion to approve the MDOT's guidelines in order to establish the Route 108 Bypass as a Town Way. Vote: 5-0

- K. Discussion on Items requiring a Special Town Meeting in near future: 1. Accept the Route 108 Bypass as a Town Way; 2. Any land issues requiring a Town Meeting Vote; 3. Approval of TIF District at former Puiia Lumber Property Area; 4. Development of Moratorium in case Question 1 is approved for recreational marijuana

Jim Rinaldo spoke regarding the proposed TIF District that the hotel investors (Pennacook Falls Investors LTD) are interested in.

The Town Manager read from the Charter that a critical circumstance must exist for holding a Special Town Meeting for these types of matters.

Mr. Brennick made a motion to declare a critical circumstance to place the above four items on a Special Town Meeting Warrant for a Special Town Meeting to be held on November 21, 2016 with the time to be determined. Vote: 5-0

- 8. Executive Session pursuant to 1 MRS 405 (6)(C) for a real property matter

Mr. Belanger made a motion to go into Executive Session at 8:16 p.m. pursuant to 1 MRS 405 (6)(C) for a real property matter with the Town Manager and Lee Buotte. Vote: 5-0

Executive Session in at 8:20 p.m.
Executive Session out at 8:47 p.m.

The Town Manager will seek appraisals on the properties discussed in Executive Session.

- 9. Executive Session pursuant to 1 MRS 405 (6)(C) for an economic development matter

Mr. Chase made a motion to go into Executive Session at 8:48 p.m. pursuant to 1 MRS 405 (6)(C) for an economic development matter. Vote: 5-0

Executive Session in at 8:48 p.m.
Executive Session out at 9:20 p.m.

Mr. Brennick made a motion to approve a TIF District for 10 years up to 100 percent for Pennacook Falls Investors LTD with a Public Hearing to be set for November 17, 2016, at 6:00 p.m. Vote: 5-0

Mr. Windover made a motion to approve a \$25,000.00 loan for Good Karma Café and Health Foods from Economic Development Funds at 3 percent interest for 5 years. Vote: 5-0

Mr. Belanger left the meeting immediately after the Executive Session at approximately 9:20 p.m.

* 7B Approval of the Town Warrant dated October 21, 2016. Vote: 4-0.

Mr. Windover left the meeting at 9:25 p.m.

10. Adjournment

Mr. Brennick made a motion to adjourn at 9:30 p.m. Vote: 3-0

John E. Madigan, Jr.
Town Manager

JEMJr/tp