

**BOARD OF SELECTPERSON'S EXECUTIVE SESSION**  
**August 3, 2017 6:00 p.m.**  
**Jury Room**

Executive Session pursuant to 1 MRS 405(6)(C) for an Economic Development Matter

PRESENT: Chairperson Christopher Brennick, Vice-Chairperson Michael Peter Chase, Selectperson James Windover, Selectperson Mark Belanger, Selectperson James Theriault, Town Manager Linda-Jean Briggs.

ATTENDEES: None

No action was taken.

**BOARD OF SELECTPERSON'S MEETING**  
**August 3, 2017 6:30 p.m.**  
**Rumford Falls Auditorium**

ATTENDEES: Bromley Cook, Randy McLean, Roy McLean, Dick Lovejoy, Ryan Palmer, Richard Coulombe, Candice Casey, John Pepin, Tony Carter, Randall Therrien, Mike Mills, Joseph McKellick, Dorothy McKellick, Chester and Ruth White, Jim Rinaldo, Tracey Higley, Mia Purcell, Glenn Gordon, Roger Arsenault, Kevin Saisi, Eric Davis, Bob Chase, Gary Dolloff, Lance and Drake Burns and family

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Public Hearing: None
4. Special Presentation or Award:

2017-2018 Citizen of the Year Award Presentation to Gary Dolloff

Chairperson Brennick presented the Citizen of the Year Award to Gary Dolloff and noted many of his accomplishments in serving our community.

Recognition of Students from Rumford Elementary School:  
Zakai Salmon, Drake and Lance Burns

Town Manager Linda-Jean Briggs and Sergeant Tracey Higley presented awards to Drake Burns and Lance Burns. Zakai Salmon was unable to attend, however, his grandfather Mr. Robert Grinnell accepted the award for him. The three boys found a wallet with money in it on their way to school and flagged down a police officer to get it back to the owner.

5. Comments

A. Public Comment

None.

## B. Town Manager's Report

Town Manager Report  
8/04/2017

- 227 Spruce Street has been taken down. Kimball School is slated for demolition and removal next week
- We have identified five other properties for demolition and I will put out a RFP for an environmental study and contaminant removal, in order to have them ready when our crew has the time
- Many thanks to all who helped out with the fire on Cumberland St. and Rumford Ave
- I would like to extend a special thanks to Citizen Walter Fish Jr. who is likely one of the reasons there were no injuries. Also, Patrolman Matt Desroches, who is also a trained Fire Fighter for entering the building and helping to remove the residents. The Town will acknowledge these gentlemen at your next meeting.
- Attended the Planning Board meeting where I expressed the importance of streamlining the site plan review process to make it more business friendly. As important, I reminded them they are charged with implementing the vast majority of the recommendations from the updated Comprehensive Plan. My office will follow up with printed copies of the study as well as the Implementation Document.
- Met with Cheryl Dickson and Kevin Kaulback from the River Valley Chamber –see project updates below

### Project updates:

- Moon Tide Springs has placed their order for equipment today. They have also purchased the building for operations. It is expected to be fully operational before the end of the year.
- The Chamber is creating a marketing effort that would map out Paul Bunyan Resting Chairs throughout the communities it serves. These Adirondack chairs will be approximately four feet wide and six feet deep. They will develop a story of how Paul Bunyan traveled from town to town stopping at these resting places before moving on. The map will show Rumford as the final stop, however, we would be the first to have the resting chair installed. We are currently looking at suitable locations. If anyone has an idea contact my office. Ultimately, it should be a place where folks can climb on it to use for photo ops, etc.
- Work on the hotel has started. At present, environmental work is being performed, most of which is inside. In a few weeks there will be more activity as workers begin demolition of the buildings.

Mr. Chase made a motion to allow non-resident Tony Carter to address the Board regarding the hotel project. Second by Mr. Theriault. Vote: 5-0

Mr. Carter gave an update on the progress of the hotel project. He noted there are 22 investors that meet weekly to discuss the project. They will be constructing a fence around the area to protect the public as the project moves forth.

- We are participating in an effort to assess the broadband needs for our community. There are two surveys you are asked to fill out. If you are a resident, please complete the community survey
  - <https://www.surveymonkey.com/r/mainewestcommunitysurvey>If you own a business, please complete the business survey
  - <https://www.surveymonkey.com/r/mainewestbusinesssurvey>

Respectfully Submitted:

Linda-Jean Briggs  
Rumford Town Manager

#### C. Department Head or Committee Chair Report (as needed)

Fire Chief Robert Chase shared further information on the fire at Cumberland Street. It was a ten unit building, three stories and heavily developed when reported. The building was a total loss and will be torn down. Rumford Fire had 22 firefighters on hand and about 50 total from other departments giving mutual aid. He would like to see an infrastructure put in place to coordinate the needs of fire victims after fires above and beyond what is provided by the American Red Cross.

Michael Mills, Interim Public Works Superintendent, reported on the Swain Road and Isthmus Road projects. There are three streams in the area that will require permitting approval from the Maine DEP and Army Corps of Engineers. He suggested that the Town hire Main-Land Development for engineering services.

Mr. Belanger made a motion to allow non-resident, Bob Lightbody of Main-Land Development to speak. Second by Mr. Chase. Vote: 5-0

Mr. Lightbody explained the length of time in the permitting process. He thought it unlikely that the project would be completed this year as the permitting would not be accomplished prior to October 1, 2017.

#### D. Selectperson's Report

Mr. Windover thanked the Rumford Fire Department for their work in putting out the fire on Cumberland Street and to Matt Desroches and Walter Fish who got the people out of the building, with no loss of life.

Mr. Belanger thanked all the above as well.

Mr. Theriault thanked Gary Dolloff for his service and the three boys who received awards for their actions. He also thanked the Fire Department for the wonderful job in fighting the fire.

Mr. Chase congratulated Gary Dolloff and the three young gentlemen. It is nice to see something good happening and for them to be recognized for it.

Mr. Brennick handed out copies of the Town Manager evaluation forms and asked that Board members get them back to him by August 14 to be ready for the evaluation at the next Board meeting.

Mr. Brennick noted that the Tri-Chamber Barbecue is on the same night as our next Board meeting and the Town Manager would like to attend this event. He asked if the Board would want to reschedule their meeting.

Mr. Brennick made a motion to reschedule the next Select Board Meeting from August 17, 2017 to August 16, 2017. Second by Mr. Chase. Vote: 5-0

## 6. Old Business

### A. Presentation and Action on Real Term Energy Lighting Proposal

The Town Manager introduced Paul Vessel from Real Term Energy

Mr. Chase made a motion to allow non-resident Paul Vessel to speak. Second by Mr. Belanger. Vote: 5-0

Mr. Vessel gave a power point presentation on Real Term Energy's Lighting Proposal.

Mr. Belanger would like firmer numbers and how much capital overlay we will need.

Mr. Vessel noted that the important number is the buy-back number from CMP to make a complete evaluation.

Mr. Chase asked if the Board needs to go to the voters for their approval.

The Town Manager noted that it could be pulled from the General Fund, however, she believed that part of the community engagement would be to send it out to the voters and let them see the 80 percent savings.

Mr. Chase asked if it would be ready for the November 2017 ballot.

The Town Manager suggested starting the preliminary work at \$18,000.00 and limiting the exposure. If we wait until November, it will probably be set back 6 months. We could then have better information to give to the voters for the final approval.

Robert Chase thought this was an opportunity for the Board to invest in at this time.

Mr. Chase asked if we could put something on the ballot in November 2017 asking citizens if we could spend up to \$250,000 to update the street lights and then put the actual expenditure on the June 2018 ballot.

The Town Manager replied that we could do so and in anticipation of a successful vote, get started shortly thereafter.

Mr. Belanger would like the buy-back figures before making the decision.

The Board discussed the funding options. Mr. Vessel also noted that financing options are available with a tax exempt lease. There is no capital outlay and lease payments are covered by energy savings year to year. After the lease is over, typically 7-10 years, assets are transferred back to the municipality at a cost of one dollar. Current interest rates on their main projects, for a single A credit rating for 7-10 years is 2.7 to 2.8 percent.

Mr. Brennick noted that this item will be placed on a future agenda when we get the numbers back from Central Maine Power. Mr. Vessel indicated that he would work to get the numbers back as soon as possible.

B. \*Update on Ordinance and Charter Proposals for November 2017 Election

Chairperson Brennick noted that the Board had discussed this and according to the Charter we need to have the public hearings in September. In order to have everything ready for the ballot we need to approve the proposals by the Thursday after Labor Day. He suggested that we have public hearings Tuesday and Wednesday to consider a change to the Charter that would move the public hearings back to July to give enough time for ballot preparation.

Mr. Belanger agreed to have just the one item on the ballot for November 2017.

Mr. Chase would like the proposed Charter change prepared and ready to be approved for the September meeting.

Chairperson Brennick scheduled public hearings at 6 p.m. on September 5, 2017 and September 7, 2017 to discuss the proposed Charter change.

Eric Davis and Bromley Cook asked for clarification on the submittal of ordinance proposals.

Board members assured citizens that had presented proposals for November 2017, that they would be considered in February 2018 for the June 2018 ballot.

7. New Business

A. Approval of Minutes from Select Board Meeting of July 20, 2017 and Special Meeting of July 27, 2017

Mr. Windover made a motion to approve the minutes from the Select Board Meeting of July 20, 2017 and July 27, 2017. Second by Mr. Belanger. Vote: 5-0

B. Approval of the Town Warrant dated August 4, 2017

Mr. Brennick made a motion to table this item until the end of the meeting. Second by Mr. Belanger. Vote: 5-0

C. Approval of Taxi Cab License for Chester White dba Mountain Valley Taxi

Mr. Belanger made a motion to approve the Taxi Cab License for Chester White dba Mountain Valley Taxi. Second by Mr. Windover. Vote: 5-0

D. Appointment of Town Attorney by Recommendation of the Town Manager

Mr. Belanger made a motion to approve the appointment of Jennifer Kreckel as Town Attorney as recommended by the Town Manager. Second by Mr. Theriault. Vote: 5-0

E. Discussion and Action on 206 Cumberland Street and 125 Rumford Avenue

Mr. Brennick asked to move this item to the end of the meeting.

F. Approval of Agreement to Comply with 2017 Clean Water State Revolving Funds

Chairperson Brennick noted that there is a letter in Board packets from the MaineDEP with the application and a draft of the proposed project list on the Downtown Infrastructure Project. The Town requested \$1,309,000.00 and was awarded \$1,379,000.00.

The Town Manager explained the reason for the discrepancy was because we were allowed \$70,000.00 in principle forgiveness if we do a sustainability plan and climate adaptation plan. However, we did not qualify for the principle forgiveness on the \$1,309,000.00. She suggested that we consider the revised figures on the scope of the project from Main-Land Development, which brings the Town's portion down to 4 million dollars. We have arrangements for the first 2 million and she has until Wednesday to sign off on this 1.3 million to be put on the list. We would get the money at 1.5 percent interest, but not principle forgiveness. This would need to come before the citizens. This is only a letter of intent at this point. We also have access to USDA funds at 2.3 percent interest. We could make up the difference of the \$700,000.00 with a secondary loan from USDA or could pull funds from the capital plans, but she does not recommend that as the plans are working well for the Town. She also requested approval to move forward in seeking out further grants.

Candice Casey expressed some concerns about the funding and going into further debt.

Mr. Chase made a motion to go forward in applying for the 2017 Clean Water State Revolving Funds and to do the sustainability and climate adaptability plans to qualify for the \$70,000.00 principle forgiveness. Second by Mr. Theriault.

The Town Manager noted this will be on the Warrant in November 2017.

Vote: 5-0

G. Letter of Intent to Enter Agreement with Sargent for Construction on Downtown Island in Construction Years 2018 and 2019

The Town Manager explained that Bob Lightbody from Main-Land is here to answer questions as needed. They have changed the scope of the project in materials and depths of asphalt in low travel areas and come back with a figure of approximately 4 million for the Town's obligation. The additional \$800,000 of the 4 million project is the responsibility of the Rumford Water District and they have state revolving funds allocated for their portion. She will come back for a commitment for the USDA money and continue looking for another \$700,000 in grants and loan forgiveness. Sargent is preparing their calendar for the next construction season and would like a letter of intent to let them know we are going forward.

Mr. Belanger asked if the letter of intent obligates us.

Bob Lightbody noted that this is not a contract, it helps them to plan their calendar and they are willing to commit to that timeframe. Once the contract is in place in November, depending on the contract language, there could be some penalties for scheduling and booking the work out if the Town decides to pull out.

Mr. Windover believes we should have the financing in place before signing the letter of intent as the voters may not approve this.

Mr. Chase noted that Sargent indicated that this could be done in a one year span which would have much less impact on the Island and businesses.

Mr. Windover believes this should go back out to bid because of the changes.

Chairperson Brennick noted he has heard many comments about this project and feels citizens realize it will be difficult, but that it needs to be done. We cannot continue to put this off and there has been support from the voters.

Mr. Chase noted that the Town Manager came into this project after it was initiated and found that the financing was not available as was planned. She has since done a good job of getting financing in place. He feels we are better off getting the ball rolling.

Mr. Belanger was concerned about how this project was put forth in increments, and now it is a 4 million dollar project.

Mr. Theriault asked if the letter of intent was telling them we want to go forward but we are not locked in.

The Town Manager said that is correct.

Mr. Windover was concerned that we could be sued by Sargent if we pull out of the project.

Bob Lightbody noted there has been no award to date. Sargent is the apparent low bidder and is willing to work with the Town on the changes.

Chairperson Brennick asked if Sargent can sue us if the voters do not approve the funds.

Mr. Lightbody said Sargent has no grounds to do so.

Mr. Brennick noted that Board members should not be contacting each other or contractors on their own, and should discuss the matter at the Board meeting.

Mr. Chase said we put 4 million to the voters, the funding has changed due to no error on our part, and the project is still at 4 million dollars.

Mr. Brennick made a motion for non-resident Glenn Gordon to speak. Second by Mr. Chase.  
Vote: 5-0

Mr. Gordon explained that he and his wife have a business on the Island and are in support of the project. They made a decision to locate their business on the Island because of the pending project and believe it will help the Town move forward and attract people to the downtown. They realize it will be a challenge during the construction but believe this is the time to get it done, especially with the new hotel coming in.

Bromley Cook noted that the MaineDEP has put the Town on notice for the stormwater separation and asked if this project will take care of the issue.

The Town Manager replied that this issue would be addressed and noted that we received a letter from MaineDEP saying that unless there is a significant change made, our permit for the wastewater station is in jeopardy.

Mr. Chase made a motion to allow the Town Manager to sign the "Letter of Intent to Enter Agreement with Sargent Construction Corporation for the Downtown Island Project in construction years 2018-2019," with a brief explanation to the voters on the ballot to explain the financing. Second by Mr. Theriault. Vote: 5-0

H. \*Discussion on Proposed Policy, "Adoption of Policies"

This item will be tabled until the next meeting.

\*7E. Discussion and Action on 206 Cumberland Street and 125 Rumford Avenue

Fire Chief Robert Chase explained that this item was placed on the agenda for the Town to take action on the fire damaged building at 206 Cumberland Street, however, the owner has remediated some of the risks and contacted a contractor to demolish the building. If there is a delay in the demolition, they may come back to the Select Board for a hearing to decide if the Town can do something.

Mr. Windover asked who the contractor was. Chief responded Todd Wardwell. Mr. Windover asked if that contractor could take down 125 Rumford Avenue while he was there.

Chief Chase noted that 125 Rumford Avenue is a tax acquired property and some damage occurred due to the fire, however, there were significant code violations already existing prior to the fire. An environmental agency will be doing an assessment on that building tomorrow. The Town must do the environmental study on our properties.

Mr. Windover made a motion to demolish 125 Rumford Avenue. Second by Mr. Belanger.

Chief Chase noted that the Board could be apprised of the current scheduled demolitions and re-address priorities along with discussing the demolition funding account.

Mr. Belanger asked if there is any insurance that the Town could receive from the burned out building's property owner.

Chief Chase noted that we are looking in to that possibility.

Mr. Brennick agreed with Chief Chase that it should be put on the list and work out the priorities of when the demo would take place later.

Mr. Theriault asked if the building was hazardous to others and how would be rectified.

Chief Chase explained that the building is considered hazardous due to the nature of being an abandoned building and noted that we make efforts to secure the building.

Mr. Belanger asked about the property on Route 108 that burned and if it was considered an unsafe building.

Vote: 5-0



Chief Chase noted that the building on Route 108 is not Town owned and has had a mailing sent out along with several others by the Code Enforcement Officer that could empower the Town to do something.

The Town Manager noted that Richard Coulombe has signed off on 23 permits in the three weeks he has worked as Code Enforcement Officer and is now fully certified.

\*7B. Approval of the Town Warrant dated August 4, 2017

Mr. Chase made a motion to approve the Town Warrant dated August 4, 2017. Second by Mr. Theriault. Vote: 3-2, Mr. Belanger and Mr. Windover opposed.

8. Adjournment

Mr. Chase made a motion to adjourn at 8:59 p.m. Second by Mr. Brennick. Vote: 5-0

Linda-Jean Briggs  
Town Manager

LJB/tp