

**BOARD OF SELECPERSON'S EXECUTIVE SESSION**  
**July 19, 2018 5:00 p.m.**

1. Pursuant to § MRS: Title 1, Chapter 13, Subchapter 1, Section 405-6A, Personnel Matters

**BOARD OF SELECTPERSON'S PUBLIC HEARING FOR**  
**ORDINANCE REQUESTS AND CHARTER AMENDMENTS FOR NOVEMBER 2018**  
**July 19, 2018 5:30 p.m.**  
**Rumford Falls Auditorium**

2. Public Hearing for Ordinance Requests and Charter Amendments. Article IV

Ordinance Request- Mitzi Sequoia- Clear guidelines for in Town bon fires with relation to unattended fires, curfew restrictions, safety, proximity to other homes/properties, regulations, etc.

Ms. Sequoia explained the reason and purpose for her request.

Mr. Brennick asked Chief Reed to speak. Chief Reed expressed a policy issue.

Mr. Chase expressed his experience and process of building, maintaining and containing a bon fire with responsibility.

Mr. Belanger expressed concerns of setting stringent rules as many people enjoy the comfort of a bon fire without issue.

\*No Action\*

21-B Curbside Recycling and Curbside Waste

Mr. Brennick asked CEO, Mr. Coulombe to explain the ordinance. Only change, removing "leaves" from this ordinance

Mr. Belanger expressed adding verbiage that would prohibit leaves raked to streets/ road sides.

Town Manager agreed an expressed adding verbiage similar to snow removal policy/ ordinance.

Town Attorney explained the process/ procedure of ordinance requests, etc. and the process for final approval.

Mr. Buccina, NORSWB Board spoke of education in schools concerning recycling, etc.

Mr. Chase requested clarifications for the entire process/ procedure.

Town Attorney expressed Charter verbiage clarifying the process/ procedure for hearings on this topic

\*Action\*

25-E Vacant/ Abandoned Buildings

Removing the word "abandoned" from this ordinance

Mr. Belanger asked for clarification on the change/removal of verbiage.

Town Attorney explained the reason for the change being, citizen's confusion and offense.

Mr. Brennick addressed formatting issues; suggested consistency in formatting.

## 25-H Rental Premises Health and Safety

### Regulation of Health and Safety of Rental Properties

Mr. Barnett addressed concerns with this ordinance. He asked for ongoing conversations with Landlord Association and guidelines that work for everybody's safety without the loss of needed housing.

Attorney Mr. Austin (not a landlord, but a citizen of and business owner in Rumford) addressed some of what he feels are, major flaws in the ordinance. Example #1, Section 6-27 "Findings"- pertaining to, dilapidated dwellings, assuming the ordinance being directed to section 8 housing...He expressed rules and regulations from Maine State Housing Authority, Subject to-Federal Law/ rules regarding Housing and Urban Development requirements. Questioned "Findings" report that specifically notes location of said buildings, assessment and tax records. Example #2 Section 6-28- "Scope"- exemptions to proposal. Section 5- "Violations"- fines and authority of CEO questions. Expressed concerns regarding to ordinance enforceability and impracticability of the proposal. Section 6-46 "Building Inspection"- CEO responsibility for the entire administration and discretion; much power to one person. \$50.00 fee per unit/per annually, for inspection; origin of the fee? Section 6-49-"Issuance of Order to Correct Violations"- 6-50- "Evacuation Posting of Unfit Premises"- Very serious business. ? Responsibility of the Town of Rumford, along with expense. 6-54- "Condemnation and Demolition of Dangerous Buildings"- Aggrieved by the Board of Selectperson's; incorrect information in paragraph; Court does not take order/direction/ appeals by a municipal Select Board; Rules of Court are established by the Supreme Court. Section 6-71-"Occupation Requirements"- doesn't make sense. 6-83-"Design Standards for Manufactured Housing"- ADA requirements... Attorney Austin stated his strong lack of support for this ordinance.

Mr. Chase expressed concern regarding need for authority for CEO; protection of tenants, etc. Suggested putting an ADHOC group or committee together to represent Select Board Landlords, Fire Chief, Citizens, CEO; create a document compensable/ equitable to all concerned.

Mr. Brennick made the motion to allow Mr. Burgess, a non-resident, an elected official for Landlord Association to address the Board. Seconded by Mr. Chase

Vote-5-0

Group named: Maine Apartment Owners and Managers Association. Lobby for Laws throughout the State for protection of landlords and tenants regarding health and safety, inspection requirements, codes, plan of action for corrections, etc. "We already have this in place. Why are we wasting time doing it again?"

\*Mr. Burgess Contact person for landlords\*

Mr. Pearson a landlord in the area reiterated and expressed many concerns regarding policies, etc. Consistency in requirements and inspection process. ADA compliance astronomically expensive and landlords will go out of business.

Mr. Brennick expressed his support of creating a document more viable for everybody concerned, in working with an ADHOC group.

Mr. Muse, landlord, expressed concerns and exasperation with the outrages proposal of this ordinance

Mr. Brennick made the motion to allow Mr. Ziko, a non-resident, landlord to address the Board. Seconded by Mr. Chase.

Vote-5-0

Mr. Ziko, landlords, expressed his concerns and his exasperation with the outrages proposal of this ordinance.

Several upset and angry landlords addressed the Board concerning this ordinance. All addressed the Board and spoke of their concerns, etc.

\*No Action\*

#### 30-C Domesticated Animals

Addition: to list of animals, nuisance animals, chicken pens/hen house, number of dogs and or cats limitation, formatting change, animals within Town limits allowed.

Addition: of Section 9- Chickens, adding slaughter of chickens in rural setting be permitted.

Addition: of Snakes and other reptiles

Eliminated: Nuisance Animals

\*Action\*

#### Chapter 40

Section 1 added an exception to chain link fence at the end of Rumford Avenue.

#### 54-A

Building Code recommendation.

Mr. Windover asked questions regarding grandfather clause for previous building code. Town Attorney answered his question. CEO also, interjected his response.

\*Action\*

#### 54-B

Updated from 2009 to 2015.

Mr. Belanger asked verbiage requirements depending on statute.

\*Action\*

Town Attorney expressed guidance from the Board in relation to the proposed ordinances.

Town Manager reiterated to plan for future processes in conjunction with an ADHOC Committee.

\*Approval of Final Ordinance Amendments to be signed at August 16, 2018 Meeting.\*

Public Hearing closed at 7:05 p.m.

**BOARD OF SELECTPERSON'S MEETING MINUTES**  
**July 19, 2018, 2018 6:30 p.m.**  
**Rumford Falls Auditorium**

**PLEASE NOTE THAT ALL QUESTIONS OR COMMENTS MUST BE ADDRESSED FROM THE PODIUM FOR DIGITAL RECORDING PURPOSES. PLEASE RAISE YOUR HAND TO BE RECOGNIZED BY THE CHAIRPERSON OR COME TO THE PODIUM.**

**Present:** Christopher Brennick- Chairperson, Peter Chase- Vice-Chairperson, Mark Belanger- Selectperson, James Windover- Selectperson, John Pepin, Sr.- Selectperson

**Attendees:** Jennifer Kreckel, Beth Bellegarde, Lynda Hebert, Mark Dow, Michael Matthews, Calvin Burgess, Richard Coulombe, Mitzi Sequoia, Kathy Everett, Harry McKenna, Greg Buccina, Eric Davis, Victoria Forkus, Kim Sequoia, Daryl Simard, Dan Pearson, Tammy Schmersal- Burgess, Makayla Burgess, John Giambattista, Jeanie Muse, Artie Muse, Dale Roberts, John Soucy

1. Call to Order: 7:06 p.m.
2. Pledge of Allegiance to the American Flag
3. Public Hearing:  
None
4. Special Presentation or Award:  
None
5. Comments
  - A. Public Comment  
None
  - B. Town Manager's Report
    - Sent representative to the roll out of the results from the broadband planning grant. Rumford is in a unique position and will be looking for funding opportunities to expand broadband to other locations in town
    - Attended Rotary's President Transition Dinner where we presented outgoing President Randy Therrien the Spirit of America award
    - Attended Forest Opportunity Roadmap (FOR) Maine workshop looking for ways in which to expand the products available through research and development for wood
    - Met with the USDA for discussion of grant opportunities with regard to the Meeting House and the K9 vehicle. We are not eligible for their grant program and are unlikely to score high enough for a loan. \*See explanation below
    - Multiple conversations with Axiom concerning the broadband project
    - Conference call with Portland City Manager and Director responsible for the placement of individual from the shelters. Explained our position and asked for continued conversation when looking to relocate folks to Rumford that will ensure we have the resources for them
    - Attended Opioid Partnerships in Action Seminar, facilitated by Anne Haslett, USDA Assistant to the Secretary. I engaged her in a one on one conversation about Rumford and the importance of the emphasis on fighting the drug problem facing rural Maine and specifically Rumford
    - Traveled to Portland for a legal matter
    - Hosted the organization that runs the broadband grant program, Connect ME, in our auditorium
    - Identified there is money available through USDA for broadband. This fund does not consider the formula used for other USDA programs outlined below

- Met with Randy Chicoine and Scott Reed from ND Paper. We discussed preliminary projects that they are in the process of planning. I will say this is an exciting time and will share more as things become more focused
- Met with Mia Purcell and Mark Ouellette on broadband project
- Met with folks from the Maine Preservation Society—they expressed interest in the duplex in the brick park as well as the Pillsbury Clough building and intend to submit a proposal to you as early as next meeting
- Met with a commercial appraiser to evaluate the business park for potential development
- Met with attorney for the bond bank on the \$1.379Mil loan in anticipation of a month end closing
- Met with contractor working to solve the water issues and damage to the ceiling and clock tower
- Discussed options to move the tax acquired property, at this point we are exploring working with an auctioneer

## DOWNTOWN PROJECT

- Our inspector is on site. He is available in the temporary office where Poland Spring is located as well as on the project. His name is Gary Violette.
- The crews begin temporary water service installation next week. You may have seen the trenching for it as that began today
- Work on the drainage system next week on Hartford and Congress
- Fine grading will be done on River, Hartford and Exchange in preparation for paving which should begin next Friday
- The following week work begins on the curbing and walkways River/ Exchange and Lowell
- Sewer lines on Congress will begin and are expected to take two weeks

Much discussion has taken place concerning broadband and natural gas project. We have limited resources and have prioritized the project to ensure the entire Island is served by broadband. As a result of the limited funds and lead-time for ordering the pipes for natural gas it appears we will not be able to bring it to the entire Island.

However, I have made calls today and I am now more hopeful, we can make it work in a modified fashion, but, won't know if that is the case until tomorrow.

I am as disappointed as everyone else who has heard this story, however, from the beginning of the project, we told you all, the gas and broadband will not hold up the project or be the reason the contractor would have to remobilize next spring.

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

Chief Reed advised the Board of his plan to solicit Bids for the replacement of the Command Vehicle.

Town Clerk, Ms. Bellegarde expressed concerns from the last meeting (listened to Audio recording) and the election. Explained the process before and after the election as well as, the integrity of the process,

procedures and staff. She elaborated on State of Maine Law regarding elections and recounts for a referendum ballot. She explained specific training regarding elections. Duties of the Town Clerk, Warden and Moderator. Dispelled rumor and innuendo surrounding the election and her office. Variation was less than 6=.4000% error. Explained the entire recount process to the Board.

Mr. Buccina spoke in support of the Town Clerk and the process

Mr. Chase also, spoke in support of the Town Clerk and the process

#### D. Selectperson's Report

Mr. Brennick explained the approval of PUC and Rumford Water District and Poland Spring.

Mr. Brennick read a letter and account from Julie Flynn, the Deputy Secretary of State, and her declaration that nothing improper occurred prior to the election, security was properly managed and no question in the integrity of the election. The Secretary of State would not be following up with any concerns regarding the election. Every part of the election was run properly and with no reason for concern or question.

#### 6. Old Business

#### 7. New Business

##### A. Approval of Minutes from Select Board Meeting of July 12, 2018

Mr. Belanger made the motion to approve pending correction of Chief Chase to Chief Carter (as pointed out by Mr. Chase). Seconded by Mr. Pepin  
Vote-5-0

##### B. Approval of the Town Warrant dated July 20, 2018

Mr. Chase made the motion to approve. Seconded by Mr. Pepin  
Vote-3-2 Mr. Belanger and Mr. Windover opposed

Mr. Belanger refused to approve due to lack of reduction in spending. He explained he did not approve the FY 2018-2019 budget in the process and does not feel it is right to approve the weekly budget.

##### C. Discussion and Action to Appoint RSU 10 Board Member to fill 1 Year Unexpired 2019 Term

Mr. Windover made the motion to approve Mr. Giroux. Seconded by Mr. Belanger

\*Mr. Brennick abstained from this vote, as an employee of RSU#10\*

Mr. Buccina addressed the Board with history and what transpired, as well as, the process and the RSU#10 Board is in negotiations with union contracts, which he has been part of for this last year. Explaining the travesty of bringing two new Board members in on something already in progress.

Mr. Windover amended his motion to approve Mr. Buccina to the one year term on the RSU #10 Board. Seconded by Mr. Belanger.

Vote-4-0-1 Mr. Brennick abstained

##### D. Discussion and Action to fill Board and Committee Vacancies

Mr. Belanger made the motion to appoint Mr. Thibodeau for three year term with Solid Waste Board.  
Seconded by Mr. Windover  
Vote-5-0

Mr. Belanger made the motion to appoint Mr. Blais for a three year term with Rumford- Mexico Sewer Board. Seconded by Mr. Windover  
Vote-5-0

Mr. Belanger made the motion to appoint Ms. Kennard for a three year term of the Library Board.  
Seconded by Mr. Windover  
Vote5-0

Mr. Belanger made the motion to appoint Mr. Porter for a three year term of the Parks & Recreation Board  
Vote-5-0

E. Discussion and Action on Municipal Quitclaim Deed Without Covenants to Rumford Eagles Club-  
125 Rumford Avenue

Mr. Chase made the motion to TABLE, as per the Eagles. Seconded by Mr. Pepin  
Vote-5-0

F. Discussion and Action on Affidavit of Reversionary Interest- 455 High Street

~~G. Update on Police Cruiser Bid~~

H. Discussion and Action on Replacement of Hurst Extraction Tool- Fire Department

Chief Reed addressed the Board with specifics of the Request

Mr. Windover made the motion to approve \$6907.00. Seconded by Mr. Belanger  
Vote-5-0

I. Discussion and Action on Replacement of Obsolete Turn-Out Gear-Fire Department

Mr. Chase asked questions to use and suggested tracking use. Chief Reed answered his questions and expressed concerns as to not following through with this request.

Mr. Windover made the motion to approve at \$29700.00. Seconded by Mr. Pepin  
Vote-5-0

J. Discussion and Action on Annual Maine Municipal Election

Mr. Brennick made the motion to authorize Town Manager to vote for the candidates on ballot. Seconded by Mr. Belanger  
Vote-5-0

8. Adjournment

Mr. Windover made the motion to adjourn. Seconded by Mr. Pepin

Vote-5-0

8:13 p.m.

Linda-Jean Briggs  
Town Manager

LJB/pc