

BOARD OF SELECTPERSON'S MEETING
September 21, 2017 6:30 p.m.
Rumford Falls Auditorium

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

ATTENDEES: Kim Sequoia, Mitzi Sequoia, Bruce Farrin, Richard Coulombe, Bob Chase, Ron Russell, Lisa Russell, Michael Mills, Kris Howes, Jennifer Kreckel, Candice Casey

1. Call to Order at 6:30 p.m. by Chairperson Brennick
2. Pledge of Allegiance to the American Flag

Chairperson Brennick called for a Moment of Silence in memory of Greg Arsenault, a long-time community member who made a great impact on our area.

3. Public Hearing: Festival Event License for Envision Rumford

There were no comments.

4. Special Presentation or Award

None.

5. Comments

A. Public Comment

None.

B. Town Manager's Report

Town Manager Report

9/21/2017

I would like to announce I have asked Mike Mills to fill the role of Public Works Superintendent. He will remain as the Director for Parks and Recreation for a period of time while we work to ensure both departments are running smoothly and productively. Please join me in thanking Mike for his work as interim Superintendent and continued success as we face our busiest time of year.

As a reminder, Terri Palmer has decided she will join her husband, Matt in retirement. We wish Terri well as she begins this new chapter in her life and invite you to stop in on October 2nd, 2017 between 3pm and 6pm to celebrate her time as a Rumford employee. Light refreshments provided by the Hotel Rumford will be available.

October is Domestic Violence Awareness month. There will be a vigil to raise awareness of Domestic Violence held, here in Rumford, at the park at the end of Congress Street on October 2, 2017 beginning

at 6:00 pm. So, right after you wish Terri well, join us for the vigil. Rumford Police Chief Stacy Carter and I will both be speaking at the vigil.

Hotel update---all loan documents and recordings have been completed and sent to the state.

Demolition permits for the buildings have been filed, paid for on both town and state levels. These also have been sent to the state.

All bank releases to demolish the buildings have been notarized and sent to the state.

Received 100% clearance of all hazmat material from both EPA and Maine DEP. The site is cleared of all pollutants.

As soon as final approval (promissory notes, etc.) comes back from the state, they will mobilize demolition within days.

I encourage you all to remain positive, this project will take place and become a jewel of the town.

My thanks to the Board for their understanding and allowing me to miss the last meeting. All is well.

- Attended the Tri Chamber BBQ. Met with Senator Susan Collins and discussed issues facing the town including our housing stock, the challenges of drugs in the community as well as some of the new positive developments we are looking towards in the near future
- Took a much needed vacation week and visited with friends and families
- Met with the Administrator of the CDBG program. As I have said before and despite misinformation that keeps being put out there, if there are funds in FY 2018 appropriated we have a very favorable position on being awarded the funds
- Met with a number of folks looking to bring their taxes up to date and return their property to the tax rolls
- Met with MDOT to address their reconstruction of roads program throughout the area
- Met with representatives of Senators Collins and King to discuss various needs and challenges facing the community
- Various meetings with Jim Rinaldo and developers on multiple projects
- Met with Marc Dubois to discuss the community Benefit fund- this has been forwarded to Kendall Ricker for review and comment
- Met with an architect to discuss the work in the Police Department that would bring holding cells up to code and provide additional work space for the officers
- Met with Axiom broadband to discuss the Northern Borders grant and how it can be used to leverage the Town of Rumford towards its goal to provide high speed internet service in the community

- Attended regional steering committee for high speed internet
- Attended Chamber Business after hours event at Bangor Savings
- Attended Ribbon Cutting ceremony at E+B Motorcycle Repair
- Dealt with numerous personnel issues
- Swain Road and Isthmus Roads are in the process of reconstruction and/or overlay. Please be mindful of the workers as you travel these roads. While it is exciting to have smooth roads, we encourage you to keep your speed down to the posted limit
- Attended the public hearing in Augusta with regard to Catalyst's request for tax credits from the Financing Authority of Maine (FAME) board. If awarded, the project would help fund the purchase and installation of the tissue machine, bringing additional workers and further economic stimulus

Respectfully Submitted: Linda-Jean Briggs, Rumford Town Manager

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

Michael Mills, Superintendent of Public Works, shared photos of gravel that has been screened at the Public Works garage and photos of the [14 year old] John Deere Grader that was sand blasted, primed and had epoxy paint applied [cost of \$9,000.00] which should help it last 8-10 more years, if the running gear stays working. The crew is very busy and doing great. They currently have \$135,000-\$200,000 worth of brand new granite that was scheduled to be used for other sidewalk projects that could be used instead on the Downtown project which would save a lot of money. There is a new process using concrete instead of bituminous curbing and that could be substituted on the other sidewalks.

Mr. Belanger asked about the condition of the weather stripping at the Public Works garage and if it will be improved. Mr. Mills answered that he is looking over this situation.

Fire Chief Robert Chase explained he will begin a truck purchases specification committee next month and meet on the second Tuesday of each month at 5:00 p.m. The Board was invited to serve on the committee. The first meeting will be October 10th. This is expected to be a 6-8 month process.

Michael Mills noted he will be looking for quotes for the demolition of buildings as the Town should not be hauling demo as it is costly. The Board will be copied with the quotes when they come in.

D. Selectperson's Report

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

Mr. Theriault echoed Mr. Brennick's comments about Greg Arsenault and that prayers are with the family.

Mr. Chase noted that he attended the ribbon cutting for E & B Auto in the Virginia section. He also, attended the AVCOG Executive Committee meeting.

Mr. Brennick noted that the Purchasing Policy Workshop went very well and is a good format to use for future workshops. If there is any subject to be discussed in this way, he would like that brought forward. He believes that should be added to the Department Head agenda and believed covering one subject allowed more in depth discussion.

Mr. Chase asked about having a workshop for rules of conduct for the Select Board in the near future.

Mr. Brennick noted there was a Celebration of Life for Greg Arsenault at the Mexico Rec Park on Sunday at 1:00 p.m.

6. Old Business

7. New Business

A. Approval of Minutes from Select Board Meeting of September 7, 2017 and Special Select Board Meeting of September 14, 2017

Mr. Belanger made a motion to approve the minutes from the Select Board Meeting of September 7, 2017 and Special Select Board Meeting of September 14, 2017. Second by Mr. Chase.

Vote: 5-0

B. Approval of the Town Warrant dated September 22, 2017

Mr. Chase made a motion to approve the Town Warrant dated September 22, 2017. Second by Mr. Windover. Vote: 5-0

C. Request from Rumford Snowmobile Club for Approval of Snowmobile Municipal Grant Application

Mr. Belanger made a motion to approve the Snowmobile Municipal Grant Application and to authorize the Select Board Chairperson to sign for the Board. Second by Mr. Windover.

Vote: 5-0

D. Request for Extension of Quit Claim Deadline from Roland Martel for 226 Knox Street

Code Enforcement Officer Richard Coulombe noted that he and the Town Manager met with Tami Martel regarding the progress of the demolition of the building. He felt if we declined the request that the Town would be left with a half demolished building. He recommended a two month extension to the end of November 2017. They will also need to get the small house in the back up to code.

Town Manager Briggs explained that extensions are not helping the Town. Moving forward she recommended that the deadlines be adhered to. She also agreed with the CEO to grant an extension in this case as the Martel's are making good progress. In the future, she would not recommend any extension on any property that has been tax acquired.

Mr. Belanger made a motion to grant a two month extension to the Martel's. Second by Mr. Brennick.

Mr. Windover believes this should be a case by case basis as it would cost the Town more to demo these buildings.

Mr. Coulombe believes we should inform bidders that there will be no extensions from this point forward.

Fire Chief Chase noted that the bidders submitted plans with their own timelines and the Town encouraged them to give themselves time for the unknowns. Half-finished projects are also public safety risks.

Vote on the motion: 5-0

E. Discussion and Action on Citizen Concerns of Speeding Truck Traffic on Route 2 in Rumford Center

Mr. Brennick made a motion to table this per the request from the citizens who made the request to allow them more time to make a presentation. Second by Mr. Belanger.

Mr. Chase would like to get a representative from the MaineDOT to give recommendations on this issue as well as from Police Chief Stacy Carter.

Vote on the motion: 5-0

F. Request for Letter of Support from Select Board to Apply for Grant to Replace Running Track at Hosmer Field (Tabled from 09/07/2017)

Michael Mills noted they are about 100 percent complete. The grant is due the month of November and he is working with Tina West in writing the 50/50 grant. Everything has been done to date except for a letter of support from the Select Board. The straw poll vote for this project was approved by the citizens.

Mr. Windover made a motion to sign the letter of support. Second by Mr. Chase.

Mr. Belanger was concerned that the track be made of material that would allow use of citizens for walking.

Mr. Mills recommended not plowing or snow blowing the track in the winter as it contributes to the decline of the track.

Mr. Brennick asked if the walking trail was included in this grant.

Mr. Mills noted that there was not time to get estimates done for that area. He also noted that we are continually losing land to the river along the walking trail. He recently heard from the Maine DEP that it can be repaired, but a licensed engineer will need to fill out an application for a permit.

Mr. Brennick also mentioned that there could be a switch used to turn on the lights for people walking in the evening as LED requires such low energy and provides safety. He wants to make sure this continues to be a place the public can use and not just for school activity.

Mr. Chase asked for an estimate of the costs and if it was budgeted for.

Mr. Mills answered it is about \$170,000 to replace the track and it is in the 5 Year Capital Plan (50 percent balance of grant). He also noted there will be LED lights installed on the football field where a button can be pushed that is adjustable for the lights to go off and also that no one can switch the lights back on. The lamps are re-lamped after 25 years at no cost, so we will get 50 years of lighting in the proposed light cost.

Vote on the motion: 5-0

Mr. Mills added that he spoke with the Maine DEP about cutting the trees and brush from the bottom of Rumford Avenue to the bridge and it looks like it will be a go. They would also like to cut back the trees along River Street.

Mr. Chase noted that Frank DiConzo always wanted the trees and brush cut back along Route 108 near the Island so travelers could see the business area.

G. Discussion on Position Statement regarding Sen. Keim's Correspondence on Pursuit of Legislation on Appointment/Election of Rumford Water District Board Members

Chairperson Brennick asked if all Board members received the correspondence from Senator Keim addressed to him and to Jim Thibodeau of the Rumford Water District. Senator Keim was inquiring if we had a response about her consideration to re-introduce LD 90 from last year. LD 90 would move from appointed to elected members for the Rumford Water District. He would like the Board to discuss if they want to take a position on LD 90. He would like to draft a letter on behalf of the Board and send to Senator Keim and copy Representative Madigan. He believes we should keep the positions appointed as this has worked for 106 years and LD 90 has already been debated. He asked the Board if they wanted to see the letter after he drafts and before he sends it.

Mr. Chase would like to see the letter before it is sent so the Board can put their stamp of approval or disapproval on the letter.

Mr. Belanger stated that he is not opposed to giving the option to the Rumford voters on whether they want the Rumford Water District officials appointed or elected. Senator Keim's letter explains that 75 percent of water district members are elected.

Mr. Windover believes if this goes into effect, it would change the Water District's Charter and believes we should let the voters decide.

Candice Casey voiced some concerns.

Mr. Chase was concerned that if LD 90 comes back to the floor that it may have other things tacked on to it, such as happens in government, and would this bring us back to where we were.

Mr. Brennick made a motion to table this item until he drafts a letter to send to Sen. Keim for the Board to review. Second by Mr. Belanger. Vote: 5-0

H. Approval of Festival Event License for Envision Rumford

Mr. Windover made a motion to approve the Festival Event License for Envision Rumford. Second by Mr. Belanger. Vote: 5-0

I. Request from Envision Rumford for Additional Funding for Fireworks for Pumpkin Fest Event

Kris Howes of Envision Rumford noted that the Town has already approved \$1,000.00 and asked for an additional \$500.00 in funding to pay for fireworks for the Pumpkin Fest Event. The total cost for fireworks is \$3,500.00 and Northern Venture Fund has offered to pay \$2,000.00.

Chairperson Brennick noted that the Board had considered taking this funding from the cable franchise fees and asked for a current balance.

The Town Manager noted that any balance left from the cable franchise fees is rolled over to the General Fund at the end of each fiscal year. Traditionally, we receive approximately \$33,000.00 and have a commitment to the local television station of 2/3 of that amount. We have not received the fees yet but we anticipate them. She also noted that the Town is absorbing additional police detail cost for the Festival itself, and with the fireworks, we believe we need to have an additional patrol officer for a total cost of \$900.00. She further noted that she will add a line item in next year's budget for the Town to support the festival.

Mr. Chase asked what account the funds would come from.

The Town Manager explained that we have money in the Contingency Account. When the revenue from the franchise fees comes in, the Finance Director could make a transfer to reimburse the Contingency.

Mr. Chase made a motion to allocate an additional \$500.00 to Pumpkin Fest for fireworks, contingent on the approval of the Fire Marshal for the site, and to authorize the Town Manager to sign the agreement with Central Maine Pyrotechnics on behalf of the Board. Second by Mr. Windover. Vote: 5-0

J. Request from Envision Rumford to launch Fireworks from Hartford Street/Railroad Street Lower Canal Bridge for Pumpkin Fest Event

Mr. Windover made a motion to approve the request. Second by Mr. Belanger

Mr. Chase noted that we may need streets blocked off according to the Fire Marshal which will take some manpower from the Town.

Mr. Theriault asked where the fireworks will be set off.

Kris Howes explained that the fireworks will be set off from the far side of the Hartford Street Bridge [and will be held on Saturday evening, October 14, 2017 the night of Pumpkin Fest].

Mr. Belanger asked about the fire danger with dry fall leaves on the ground.

Chief Chase responded that the licensed pyrotechnic company will need to have a site plan submitted to the Fire Marshal's Office. He believes that the fireworks will be mostly over the canal. The Fire Department will have a local contingency plan with local fire apparatus and observers for response in case of spot fires.

Vote on the motion: 5-0

K. Request from Envision Rumford for Street Closures

Pumpkin Fest will be held on October 14, 2017. Chairperson Brennick read the email from Kris Howes noting the street closures. Canal Street will be closed at 7:30 pm on the night of the fireworks for spectators, River Street open all day and night, Congress Street (from Hartford Street to Route 108) closed from 6 am to 9 pm, Exchange Street closed from Friday at 7 pm until Saturday at 10 pm.

Vote on the motion: 5-0

L. Request for Extension on Quit Claim Deadline from Paul Kaulback for 566 Prospect Avenue

The Town Manager explained that there had been a clerical error on this deed and it has not yet been filed at the Registry of Deeds at this time. Mr. Kaulback is concerned that the deed be recorded at prior to the extension deadline passing.

Mr. Brennick made a motion to approve the extension for Paul Kaulback to the date the deed is filed at the Registry of Deeds. Second by Mr. Windover. Vote: 5-0

M. Request for Extension on Quit Claim Deadline from Richard Scagliola and Joyce Steadman for 41 Lochness Road

Mr. Brennick explained that a request was presented to the Town Manager from Joyce Steadman on behalf of her son Richard Scagliola to be brought to the Board for their consideration.

Code Officer Richard Coulombe explained that there has been some considerable progress on the property. The request had initially asked for a one month extension, but he recommend three months so they do not cut themselves short. The electrical and plumbing is almost done and some sheetrock needs to be installed.

Mr. Brennick was in that area of town today and noticed some progress on the property.

Mr. Belanger noted that we had already given a one year extension and this will be a further extension.

Mr. Belanger approved the request for an additional three month extension for Richard Scagliola and Joyce Steadman at 41 Lochness Road, with this to be the last extension. Second by Mr. Brennick. Vote: 5-0

N. Approval of Recommendations from Ad Hoc Committee on Tax Acquired Properties

Fire Chief Robert Chase passed out packets of recommendations from the Ad Hoc Committee for disposition of four tax acquired properties.

429 Cumberland

Chairperson Brennick read from the report that this property is unsecured, severely overgrown, has signs of illegal entry and vandalism, and the porches are collapsed.

Chief Chase explained that this property actually has full grown trees growing in front of it and it is a multi-family apartment building. In the past the Ad Hoc Committee and Select Board have supported a firm stance that multi-unit apartment buildings that have extended code violations and had been vacant for some time, that it be in the best interest of the town to demolish them. This is in light of many factors including the most recent Comprehensive Plan which shows we have an over-abundance of multi-family units, and in those areas the re-allocating of those buildings has not been in the best interest of our demographics.

Mr. Belanger made a motion to place 429 Cumberland Street on the demolition list. Second by Mr. Chase.

Mr. Chase asked if this property falls within the TIF District (Gateway).

Chief Chase believes it does as it is right behind the lots on 426 and 428 Waldo Street that could be contiguous lots used for commercial re-development.

Vote on the motion: 5-0

7 Ernest Street

Chief Chase explained that this home has sustained two suspected arson fires and was significantly burned out. The Ad Hoc Committee recommended demolition and would suggest contacting abutters for any interest in the remaining land.

Mr. Belanger made a motion to place 7 Ernest Street on the demolition list. Second by Mr. Windover.
Vote: 5-0

60 Falmouth Street and 26 Falmouth Street

Chief Chase explained that 60 Falmouth Street is a single family home that is abutting the Town's Three Fields complex. The building is structurally sound, however, the Park Department has expressed interest in possible use of the property. The Ad Hoc Committee recommended the Town retain the property and leave in the purview of the Town Manager and Park Department to determine the best use to possibly help with the Three Fields complex. The structure could possibly be used or at a minimum be demolished and provide parking.

Mr. Chase made a motion to keep 60 Falmouth Street and let the Park Department determine if it can be used, and to place 26 Falmouth Street (multi-family) on the demolition list. Second by Mr. Belanger.
Vote: 5-0

Chief Chase noted that the Ad Hoc Committee will look at a few more properties and come back to the Board with recommendations.

Mr. Windover asked for a list of all the tax acquired Town owned properties that the Town has presently. Chief Chase will provide a list at the next meeting they come to.

The Town Manager asked to have environmental studies done on the buildings that have been slated for demolition.

Mr. Chase asked if we are caught up with the other properties that are scheduled for demo.

Code Officer Richard Coulombe answered that we have studies back on 127 Washington and 125 Rumford Avenue. Washington Street has asbestos siding and some in the bathroom flooring, and Rumford Avenue has bathroom and kitchen flooring containing asbestos. Further studies will be done next week on 7 Ernest Street and 429 Cumberland Street.

The Town Manager would like to package a number of properties together for environmental abatement to take advantage of mobilization costs.

Mr. Belanger asked for an update on the burned building on Route 108 and on the building at the corner of Spruce and Holyoke as the roof has collapsed.

Mr. Coulombe answered that he had sent a letter to the owner. He has also sent a letter to the owner of Spruce and Holyoke who is working on his building. He also noted that he had found a list generated by former Code Officer Richard Kent from October 2013 listing 18 buildings that he deemed hazardous and a fire-danger. All have been addressed in some form at this point with 10 being demolished.

Chief Chase noted that there may be interest in selling the remaining two properties and he feels there is value in discussing options to generate more revenue and getting better results going forward.

Jennifer Kreckel noted an example of a building that we sold for \$7,500 that is currently being marketed for \$50,000. Those additional funds could be used for further demolition and enlisting a realtor could be an advantage.

O. Approval to Continue Town Rights on Paper Streets

Town Attorney Jennifer Kreckel noted "paper streets" is not a legal term, they are streets that were on subdivisions that were never built. The State passed a law in 1997 that said if no one does anything in the Town to reserve the rights of the public to these paper streets than the rights of the public would be eliminated. The Town would need to file in the Registry of Deeds the list of paper streets that they wanted to keep as rights for the public. In 1997, Robbie Welch and Andy Russell made a list of streets to keep the rights that she believed was for access to sewer and water. This vote needs to be recorded before September 29, 2017 so we can retain the rights of the public to these particular streets.

Mr. Brennick asked how many paper streets we have.

Attorney Kreckel explained that there are quite a few streets that the Town has not retained rights to. She believes there are 17 or 18 sections of paper streets that the Town is asking to retain public rights. The Town Manager noted there are 19 sections of streets listed.

Mr. Belanger mentioned that there is a street called Linden Street from Holyoke Avenue to Swain Road that the Town needs to keep as there are sewer lines running there.

Mr. Chase made a motion to approve the reservations of Town rights on the list of paper streets submitted [for the next twenty years]. Second by Mr. Windover.

Mr. Belanger asked what could happen if a person had a garage on a paper street. Town Attorney Kreckel noted it would need to be addressed on a case by case basis and we have the right to remove it if we have retained that section of a street.

Vote on the motion: 5-0

P. Appointment to Fill Vacancy on Board of Assessors Until June 2018

Chairperson Brennick noted that we received one application.

Mr. Chase made a motion to appoint Craig Chamberlain to the Board of Assessors until June 2018. Second by Mr. Brennick. Vote: 5-0

Q. Approval of Quit Claim Deed for James Perry Devisees, 110 Route 108

The Town Manager reported this was vacant land that was tax acquired and it is now paid up through 2018 as well as all fees and interest.

Mr. Windover made a motion to approve the Quit Claim Deed for James Perry Devisees, 110 Route 108. Second by Mr. Belanger. Vote: 5-0

R. Approval of Corrective Quit Claim Deed for Estate of Faylene Austin, 633 Forest Avenue

Chairperson Brennick noted this is a correction that inadvertently left off a parcel of land.

Mr. Belanger made a motion to approve the Corrective Quit Claim Deed for the Estate of Faylene Austin of 633 Forest Avenue, for property at 509 and 515 Virgin Street. Second by Mr. Windover. Vote: 5-0

S. Approval of Town Fuel Bid

The following bids were opened in the Town Manager's Office per the requirements of the Policy for Municipal Purchases:

| | Unleaded No. 2 Heating Oil | Diesel | Gasoline |
|-------------------------------------|---------------------------------------|---------------------|---------------------|
| 1. Fabian Oil | 0.15 | 0.07 | 0.07 |
| Environmental Fee | <u>0.0116</u> | <u>0.0096</u> | <u>0.0164</u> |
| Total | 0.1616 | 0.0796 | 0.0864 |
| 2. Community Energy | .2150 | .0925 | .0925 |
| 3. CN Brown (variable price) Cap | .129 25,000 gals | .084 40,000 gals | .084 40,000 gals |

The Town Manager noted that she will make recommendations to up the number of gallons of usage for next year as we have consumed more gallons than our bid specified.

Mr. Windover made a motion to accept the bid from Fabian Oil. Second by Mr. Belanger.

Candice Casey made a comment about the bid process.

Mr. Chase wanted to go on the record that the reason we did not go with the apparent lowest bid was because our bid locked us into a maximum number of gallons at the bid price. The difference from the rack price after that could be significant.

Vote on the motion: 5-0

8. Adjournment

Mr. Belanger made a motion to adjourn at 8:51 p.m. Second by Mr. Windover. Vote: 5-0

Linda-Jean Briggs
Town Manager

LJB/tp