

**BOARD OF SELECTPERSON'S MEETING**  
**September 1, 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: Roger Arsenault, Bob Chase, Fred Stone, Jim Carter, Steve Dymont, Eric Davis, Calvin Burgess, Beth Bellegarde, Jim Rinaldo, Brian Bickford, Terri Palmer, Don Boucher, Seth Carey, Deborah Laurinaitis, Tom Bourret, Richard Dunton, Robert Berry, Clyde Wardwell, Bruce Farrin, Eric Davis, Stacy Carter.

1. Meeting Called to Order at 6:33 p.m. by Chairperson Sterling
2. Pledge of Allegiance to the American Flag

The Town Manager called for A Moment of Silence for Robert "Bob" Louvat who passed away last week at 81 years old. He was a 20 year Veteran of the Navy and was the custodian in the Municipal Building for many years in the 1980's and 1990's.

3. Public Hearing (as needed)

None.

4. Requests of Citizen's Present

None.

5. Reports

A. Selectperson's Report

Mr. Brennick commented on the number of drug arrests that were made in the community recently and appreciated that we are being proactive in cleaning up networks to make our community safer. School started recently and he reminded all to be cautious while driving. He will also keep the Board up to date on the happenings in school as they occur.

Mr. Chase noted that the Morse Bridge is nearing completion with the painting project. He also recently attended a meeting of the commercial historic designation group and they have hired a historical architect to move the project along.

Mr. Windover noted that Bob Louvat was his neighbor and was like family to his family and was always there to lend a hand.

Mr. Belanger asked if the Town could adopt a State Statute regulating write-in candidates in November 2016. This would regulate that a candidate would need to declare they are running a specific number of days before an election. This would mean that all the different names that are written in would not need to be counted and would speed up the process. He would like to address this at the next meeting to see if we can make this happen.

Mr. Sterling reported on the Oxford County Budget Meeting that he attended recently and noted that each area in the County can hold a seat. Our former Chairperson held the seat for us and now the seat is vacated. He asked if anyone was interested in serving. The first meeting is October 18, from 6:00 p.m. to 8:30 p.m. and the second meeting is November 15 from 6:00 p.m. to 8:30 p.m. Meetings are held in the Oxford County building in South Paris. Mr. Windover volunteered to fill that role and will attend the future meetings of the Oxford County Budget Committee. Chairperson Sterling will alert the County tomorrow.

Mr. Sterling addressed some social media issues that he believed were false.

#### B. Town Manager's Report

The Town Manager attended a trail walk through with Brookfield Power regarding the walking trail safety requirements for use. Bancroft Construction was also present and Brookfield Power was receptive to allowing the trail to be used, once the dangerous boulders are removed and the trail is safe for pedestrians. A trail grant is being sought by the Recreation Trail Committee before the end of the month. Brookfield would need to give the Town an easement for the trail to be used.

The Town Manager spoke to Lee Buotte regarding keeping the bypass on Route 108 and believes Mr. Buotte is receptive to keeping the bypass there. He would possibly consider a land swap for his property adjacent to the bypass (Old Agway) with Town owned land near his residence. The Town Manager spoke to an MDOT official regarding the bypass who will look into this.

The Trustees and Friends of the Rumford Public Library sent an invitation to the Grand Opening of the newly restored Reading Room on Saturday, September 24 from 2:00 p.m. to 4:00 p.m. The restoration was made possible by the Stephen and Tabitha King Foundation. There will be a ribbon cutting at 2:15 p.m. The Town Manager noted that the building is looking very nice right now with all the work that has been done.

There has been a request to film several scenes in the downtown area of Rumford from Ellis Ducharme (King City Productions) who provided written details of their plans. The Police Chief did not have any concerns and the Board did not express any objections with the filming.

We recently sought professional advice regarding repairing the three large photo murals in the back of the Auditorium that were donated to the Town. The professional framer did not believe the existing photos were worth conservation at this point as it would be very costly and the murals will most likely continue to deteriorate. He suggested finding other historic photos of good quality and reproducing them in a professional manner using specific types of backings, paper, and film overlays to protect the photos and then remounting them in the existing frames. Cost estimates of various options were provided. The Board did not voice any objection to moving forward.

The MDOT provided photos of solar crosswalk stands to Public Works Superintendent Andy Russell. The Town Manager asked the Board which design they would prefer to go with. Mr. Russell recommended that we place one on the crosswalk on Lincoln Avenue near York Street for better visibility for drivers coming down hill and one lower on the hill by the school entrance on Kennebec Street. The crosswalk stands have a button that can be pushed that causes a flashing light to go on. These items are offered free to the Town. We have not had crossing guards for 4 or 5 years.

The Maine Municipal Association's Annual Convention is coming up on October 5 and 6 in Bangor this year. There are many worthwhile topics to learn about. Board members should register soon.

Mr. Windover asked what the current spending policy was for over \$5,000.00.

The Town Manager answered that we must get three bids and then the decision is with the Select Board, however, the Purchasing Policy addresses the general purchase of goods and services and does not address insurance reimbursement. Mr. Windover suggested that we abide by the Town guidelines whether or not there is any insurance reimbursement.

#### C. Department Manager Reports (as needed)

Police Chief Stacy Carter reported that the Administrative Officer position has been filled and will be manned in a couple weeks for the 25 hours per week that was budgeted. Also, there has been a great deal of activity in Town today in the Project Hotspot area and Virginia section with search and arrest warrants. Five drug traffickers went to jail and drugs, cash and firearms were recovered. It was a very successful day for the community and the Chief thanked the community citizens who helped with the investigation with feedback and tips. The Chief applauded the citizens and would like them to continue with their assistance. The Officers were applauded by the neighborhood residents when the arrests were made. Other agencies that contributed to the operation were Maine Drug Enforcement, Maine State Police, Border Patrol, and the Bureau of Tobacco and Firearms. A round of applause was given for these efforts from those in attendance.

Fire Chief and Emergency Management Director Robert Chase noted that the Fire Department is in the current grant cycle of Homeland Security and Hazard Mitigation Grants. These Federal programs require that the Select Board members are ICS compliant in order to be eligible for grants. He noted that the G402 Training class is being offered at Woodstock Fire Department on September 7 from 6:00 p.m. to 8:00 p.m.

#### D. Board and Committee Reports (as needed)

There were none.

#### 6. Old Business

- A. Requests for Reconsideration on Town Owned Property Bids: 222 Pine Street, 127 Washington Street and 628 Waldo Street

Mr. Belanger made a motion to take no action on this item. Vote: 4-1, Mr. Brennick opposed.

#### B. Discussion on Boat Ramp Concerns

Mr. Brennick noted that he had asked for an update at this meeting and that Board members recently received a letter from Gary Petrie regarding this issue. Mr. Brennick reported that he looked at the boat ramp area recently and noticed the temporary improvements that had been made by the Public Works Department to assist boaters at the present time.

The Town Manager noted that when Main-Land gave the \$40,000 estimate for the improvement of this project it entailed the re-location of the boat ramp for a better orientation for boaters to access the river and the design, licensing and permitting to various agencies for the project. Grant funds are now closed for 2016 and are pending for 2017. We will be in touch to see if we can get in the program for the bigger project. Apparently, Mr. Petrie had some damage done to his boat trailer because of the cement ramps now being exposed due to the present low water level. The Public Works Department was directed to place some good size stones in place to help with using the boat ramp at the present time. The ramp is now about 30 years old and it might be the time to replace it with a newly designed one with a different orientation.

Mr. Belanger did not think the concrete was in bad shape.

Mr. Chase noted that the town was informed by Brookfield Power of the lower river level because of the construction on the middle dam until after Labor Day.

Mr. Sterling noted that the Main-Land estimate reflected that the boat ramp be shifted to the left and made wider according to what the boaters wanted. The Town did not budget any funding for this project. Mr. Petrie's recent letter indicated something different. Mr. Sterling believes the Board needs to make a decision as to what should be done. He suggested a non-binding question go to the voters with the estimated costs to get a feel for what the citizens want.

Discussion also included the building of a dock adjacent to the boat ramp and that it would need to be removed every winter.

Mr. Chase noted that the river was polluted for many years and people could not get near it. Now he believes the river is a resource for the community.

Mr. Belanger asked how many people are using the river. He wondered if we need to spend a lot of money for only a few people to use the ramp.

Mr. Chase noted that we could contact some of the boaters to see how much use is there is of the boat ramp.

#### C. Discussion Regarding Mortgage Note Terms for Pennacook Falls Investments, Ltd.

The Town Manager noted that Board members had a copy of the guarantee and the terms for the investors for repayment of the \$30,000.00 Promissory Note. The investors sign the note and then the Town can release the loan money.

Mr. Windover asked what the collateral was for the loan. The Town Manager answered that there is a personal guarantee from eight of the investors of the corporation.

The Town Manager noted that the investors had already made a large investment with an architect and surveyors and are trying to borrow only what is necessary.

Mr. Chase made a motion to accept the terms of the Mortgage Note with a change of date. Vote: 3-1-1, Mr. Windover opposed, Mr. Belanger abstained.

#### D. Approval of Proposal for Continued Services with Main-Land Development Consultants

Richard Dunton and Bob Berry (Owner/President) from Main-Land were in attendance to address any questions from the Board regarding the recent proposal for continued services.

The Town Manager explained that the Board would like some further explanation of the additional costs with the proposal.

Mr. Dunton noted that the Town has been billed for the work that has been done up to date and from here on out the proposal is a new and fresh document as the project is dynamic and morphing into a larger scope. In order to get a CDBG application in and carry more merit, we need to have a design in place for a "shovel-ready project." Existing conditions are mapped quite well and they have been working with Ted Berry in determining roof drain connections and now they must create documents to put out to a contractor. Because the scope has grown significantly, the

type of construction plans have been written for a bid package that can go out to contractors that will satisfy the State requirements because of the use of Federal funds.

Questions were asked about who would manage the project such as a Clerk of the Works.

Mr. Dunton answered that Main-Land would be willing to plan this in the next phase with construction administration oversight meaning they would take care of the paperwork that goes along with enforcing those contracts as well as having "boots on the ground" to be sure that the quality assurance is covered.

The Town Manager noted that there is a lot of competition for the CDBG grant for very little money that is available, so it is important to have the plans as ready as possible. If we do not get the grant for the full amount we can at least be ready to start on Congress Street. Any additional engineering or for a Clerk of the Works could be put in on the grant.

Mr. Chase made a motion to accept the proposal for continued services with Main-Land Development. Vote: 5-0

## 7. New Business

### A. Approval of Minutes from the Selectperson's Meeting of August 18, 2016

Mr. Windover made a motion to approve the minutes from the Selectperson's meeting of August 18, 2016. Vote: 5-0

### B. Approval of the Town Warrant dated September 2, 2016

Mr. Windover made a motion to approve the Town Warrant dated September 2, 2016. Vote: 5-0

### C. Update on Black Mountain Ski Resort - Roger Arsenault

Roger Arsenault gave an update on the status of Black Mountain Ski Resort from last winter's lack of snow and how they have adjusted.

### D. Request from RUMMEX to Discuss Lack of Property Maintenance in Town

Calvin Burgess, President of the RUMMEX Landlord Association, gave a presentation regarding Maine State Housing grants that are available to landlords that allows them to fix up their properties with the condition that they allow low-income tenants in for 5-7 years and then the debt is paid. He said there are stringent rules and the tenants cannot have criminal violations. He noted that his buildings are in good condition and shared concerns about the lack of maintenance on other buildings and provided photos of areas of concern. Mr. Burgess noted that their next meeting is September 13, 2016 at 5:00 p.m. at 26 Oxford Avenue and the Board is welcome to attend.

### E. Signing of Quit Claim Deeds for Property at 239 Penobscot Street and 447 Swain Road

The Quit Claim Deed for 239 Penobscot to Donald and Michelle Boucher and Quit Claim Deed for 447 Swain Road to Clyde Wardwell were signed by the Board.

### F. Signing of Quit Claim Deeds for Land Property at 251 Pine Street and 317 Pine Street

The Quit Claim Deed for 251 Pine Street to Michael Bean and Quit Claim Deed for 317 Pine Street to Donna Millett were signed by the Board.

G. Discussion on Plans to Dispose of Town Owned Office Equipment

The Town Manager reported that the Town had some old used office equipment and have offered it to other departments to take what they may need. He would like to offer anything left to the public or if in bad condition to dispose of it. He asked if there were any objections. None were noted.

Mr. Chase mentioned that the Hope Association may be interested in the old office equipment. The Town Manager noted that there are also some bikes that we need to dispose of and Police Chief Carter often offers them to Hope Association or another group who can repair the for others to use.

H. Discussion on the Use of the Undesignated Fund Balance to Determine the Tax Rate

The Town Manager presented the options that were calculated by the Finance Director and discussed the options with the Board.

Mr. Chase made a motion to approve the mil rate of 28.0 for the coming tax year. Vote: 5-0

Mr. Chase made a motion to approve \$1,298,787.81 for the designated fund balance. Vote: 5-0

Mr. Belanger made a motion to carry over \$2,520,448.08. Vote: 5-0

Mr. Belanger made a motion to approve October 17, 2016 and April 1, 2017 for the tax due dates. Vote: 5-0

I. Approval to Change First Board Meeting Date in October 2016 (MMA Convention)

Mr. Belanger made a motion to change the date of the first Select Board meeting of October to October 13, 2016 due to the Maine Municipal Association Annual Convention in Bangor. Vote: 5-0

8. Adjournment

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

John E. Madigan, Jr.  
Town Manager

JEMJr/tp