

**BOARD OF SELECTPERSONS MEETING MINUTES**  
**October 11, 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 -, Michael Peter Chase- Vice-Chairperson, James Windover- Selectperson, Mark Belanger- Selectperson, John Pepin, Sr., Linda-Jean Briggs- Town Manager

**ATTENDEES:** Eric Giroux, Dale Roberts, Richard Coulombe, Ryan Palmer, Gina Hinckley, Mike Mills, Candice Casey, Tom Bourret, Shawn Goodrow

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Public Hearing: \*Liquor License and Special Amusement Permit –Bonnie Gatchell dba Gatch’s  
137 Rumford Avenue  
\* Liquor License and Special Amusement Permit- Fraternal Order of Eagles #1248  
129 Rumford Avenue  
\*General Assistance Ordinance Appendices A-D
4. Special Presentation or Award:
5. Comments
  - A. Public Comment
  - B. Town Manager’s Report
    - \*Introduction of Economic Development Director, George E. O’Keefe, Jr.\*
    - October is both Breast Cancer and Domestic Violence Awareness month. There are a number of activities and events around these causes. I encourage you to attend and show your support for these causes.
    - Thank you for changing last week’s meeting which enabled me to attend the full MMA convention. It was an awesome two day experience which I encourage all of you to consider attending in the future
    - Please join me in once again welcoming ND Paper and thank them for the decision to update and expand their operations here in Rumford
    - We now have an option for purchase on the entire Business Park. The board has been granted authority to sell any and all of that property for economic development. I want to thank all those who took time out of their day to attend the special meeting and vote to authorize the board
    - As you can see paving has begun on Congress St. We still expect to have that street completely finished before the end of 2018. River and Canal will have at least a binder on them, but, depending on weather, may be complete as well

- Met with the VP of Strategic Planning for Pan Am railroad to discuss our interest in an upgrade to the rail infrastructure as well as our desire to pursue the siting of an intermodal facility in Rumford
- Just wanted to provide an update on the use of the Town Vehicle. We have owned it for 15 months at a purchase price of \$16,000 following the payout from the insurance company on the previous vehicle. In that time, the vehicle has transported many employees for a total of 11,000 miles. The use of this vehicle has resulted in a savings of \$5995.00 in reimbursable mileage. We continue to look for ways to accomplish the services the town has come to expect with an eye toward conservation, innovation and efficiency.
- Met with members of the Elks club, toured their facility and talked about possible pursuit of historical tax credits
- Met with a resident looking to pursue a public art project similar to Waterfire in Providence RI
- Continued second interviews for the Economic Development Director—I am happy to report that George O’Keefe has joined us effective Tuesday October 9, 2018. We are thrilled to have him on board and look forward to the project he will start to juggle
- Attended the Maine West Digital Literacy Inclusion meeting
- Toured the Mill along with Jack Gaudet from Mexico

C. Department Head or Committee Chair Report (as needed)  
NONE

D. Selectperson’s Report

Mr. Chase attended MMA Convention and a number of informational sessions. Offered to supply/provide copies of handouts to any Selectperson that would like them. He found the sessions, very informative learning experience with very important information gained: Right to Know, Budgeting for Capital Improvement, Sexual Harassment in the Workplace, Walk-About Cities, Being Civil in an Uncivil Time...

Attended River Valley Resource and Opportunity Zone Forum at Black Mtn. of ME. Very impressive evening with a great deal of information from an impressive group of business leaders and organizations...

Mr. Belanger commended on the great work by Sargent Corp. on construction project. Asked question regarding lamp posts and installation. Town Manager answered with specifics: concrete base.

Mr. Belanger also expressed his conversation with a citizen(s) regarding mil rate and taxes...financial hardships with the increases...

Mr. Brennick attended River Valley Resource and Opportunity Zone Forum at Black Mtn. of ME. Expressed the wealth of education and knowledge shared throughout the event. Importance of diversifying our economy and broadening our tax base through business centered, around natural resources, a clear mission and planning for the future; attracting more people to live, work and play in Rumford.

Received letter from Ryan Casey, Principal at Mountain Valley Middle School; reaching out for a sponsorship or charitable donation to the Renaissance Program- Awards student performance on behavior, attendance and academics (success, achievement and growth)

\*Add Discussion and Action the next meeting agenda of, October 18, 2018\*

6. Old Business  
NONE

\* Town Manager requested moving item "N" to "D"

Mr. Brennick made the motion to move item "N" to item "D". Seconded by Mr. Pepin  
Vote-5-0

7. New Business

A. Approval of Minutes from Select Board Meeting of September 20, 2018

Mr. Belanger made the motion to approve. Seconded by Mr. Chase

Mr. Brennick asked for the addition on a vote from September 20, 2018 meeting. A vote on item "K" "Discussion and Action on Public Works Labor Contract" from Executive Session Motion made to approve contract by Mr. Chase. Seconded by Mr. Brennick Vote-2-3 Mr. Belanger, Mr. Windover and Mr. Pepin opposed,  
Vote-5-0 with addition to minutes.

B. Approval of the Town Warrant dated October 12, 2018

Mr. Belanger made a motion to TABLE the warrant to the end of the meeting, for all to have an opportunity to review it. Seconded by Mr. Windover  
Vote-5-0

Mr. Windover was confused by checks not being attached (did not have time to attach checks prior to meeting)

Mr. Belanger asked if Hotel site was expended from Brookfield fund. Town Manager replied. Yes. She explained, the reimbursements are current; with less than two week turn- around time.

\*FYI- per Mr. Chase: AVCOG General Assembly Meeting, November 1, 2018 at Hilton Garden Inn, Lewiston\*

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

C. Discussion and Action on Tax Due Dates

Motion made by Mr. Belanger to accept recommendation from Tax Collector for November 9, 2018 with interest beginning on November 10, 2018 and April 1, 2019 with interest beginning on April 2, 2019  
Seconded by Mr. Windover

Tax Collector made the Board aware of the interest rate of 7% per annum  
Vote-5-0

D. Discussion and Action on Liquor License and Special Amusement Permit for Bonnie Gatchell dba Gatch's

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

E. Discussion and Action on Liquor License and Special Amusement Permit for Fraternal Order of Eagles #1248

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

~~F. Discussion and Action on Annual Independence Day Fireworks Display~~

Mr. Windover made the motion to Strike from the agenda. Seconded by Mr. Belanger  
Vote-5-0

Discussion continued on the origin of these funds, whether through the Cable Franchise or Economic Development. Mr. Windover suggested a detailed accounting of funds in Cable Franchise Fund... to determine where these funds will come from.

G. Discussion and Action on Pumpkin Fest Parade

Mr. Belanger made the motion to approve. Seconded by Mr. Pepin  
Vote-5-0

H. Discussion and Action on Public Works Truck #23 Bids

Mr. Brennick asked Mr. Mills to further explain this item. No decision packet was provided. Mr. Mills apologized for not providing decision packet. Mr. Brennick expressed the importance of the packet in decision making; more information equals better understanding.

Mr. Chase asked why a Dodge Truck? Dodge was the only Bid.

Mr. Goodrow expressed that Dodge is the truck of choice at this time, weight, performance and duty.

Mr. Belanger asked about mileage on the existing truck. Mr. Goodrow answered, approx. 75,000. But, looks like it has 750,000 on it.

Mr. Windover asked questions related to maintenance issues; as to why such deterioration with low mileage. Mr. Goodrow expressed maintenance is not the issue.

Mr. Brennick opposed this line of questioning; as micromanaging unnecessary.

Mr. Windover expressed wanting to understand the reason and probable cause for the deterioration.

Mr. Brennick expressed needing a decision making tool, basic data/information and explanation... with all information required for replacing a vehicle and or equipment... Board can make educated decision in this matter.

Only one Bid received-

Mr. Goodrow questioned the Board, why they do not support his and Mr. Mills' recommendations, as they are the experts. The Town is 18 vehicles behind in replacement.

Mr. Mills explained to the Board; Bids letters were sent to Maine, New Hampshire and Massachussetts, TWICE on Truck #23.

Mr. Chase spoke of the Purchasing Policy that is in place; followed for each and every Bid, by Mr. Mills.

Mr. Belanger asked what additions would need to be purchase along with the truck. Mr. Mills replied, a body and a plow at an approx. cost of \$12,000.00

Mr. Windover asked about a sander. Mr. Mills replied, already have one.

Mr. Belanger brought up a future discussion on level of service...expressed his opinion in that it seems that there is a constant purchase of equipment; not lasting like it seems they should. In his opinion, an analysis needs to take place.

Mr. Mills expressed his exasperation with the Board regarding the purchasing of equipment, their lack of support in replacement and lack of support in recommendations by experts and department heads... He went on to remind the Board that these funds were appropriated in the budget, by the majority of the people of Rumford.

Mr. Brennick and Mr. Mills became heated in further discussion.

Mr. Mills expressed that he would seek advice from an Attorney if necessary to get the Capital Budget worked out. He again reminded the Board of the process... It not being the Boards position to deny purchases; established in the Capital Plan (which is saving the Town funds). He reminded the Board again; the voters approved the Capital Plan and the purpose of the Capital Plan.

Mr. Brennick expressed, the Board has to trust the department heads and expertise with regard to their knowledge, etc in decision making.

Mr. Pepin asked Mr. Mills his opinion the why only one Bid was received. If it is a question of criteria or requirement for bids. Mr. Mills expressed the ongoing social media rants and misinformation; he believes have a direct effect on bidders.

Mr. Goodrow reiterated what was said by Mr. Mills. In his opinion, people do not want to Bid due to the volatility that occurs in Rumford.

Mr. Brennick brought the meeting back to order.

Mr. Windover and Mr. Mills entered into a heated disagreement.

Mr. Brennick again, brought the meeting to order. He explained the Bid in front of the Board and making a decision to accept or deny the Bid. Expressed constant attacks on personality have got to stop; on social media and in meetings of the Board and work together for the people of Rumford and in the best interest of the Town. The goal to make this the best community possible for all those who live, work and play in Rumford. Debate the issues, not social media.

Mr. Giroux spoke that he saw the truck #23 today and its' deterioration. In his opinion, not sure how still getting an inspection sticker. Asked Mr. Mills how many trucks Public Works has? Mr. Mills replied, four pick -up trucks; two need to be traded. "Shop" truck has street sign covering up the floor board. Mr. Giroux asked the Board to look at this situation and a safety concerns in regards to employees and vehicles.

Mr. Windover made the motion to approve the Bid for Truck #23, \$53,204.00. Seconded by Mr. Chase

Ms. Hinckley spoke of her lack of support for the purchase.

Mr. Chase spoke of his support and trust on the Town department heads and their expertise in regards to decision making.

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

Mr. Brennick explained that only one Bid was received, from Beauregard. He read the Bid for the Board. He asked Mr. Goodrow if the snow blower would fit. Mr. Goodrow replied, all the attachments would fit the new sidewalk plow. Mr. Goodrow explained that several machines were tested/demonstrated; this by far being the ideal option to replace the current plow.

Mr. Windover asked what became of the broken frame. Mr. Goodrow explained that he welded it together. Mr. Windover enquired the approx. cost of a new frame. Mr. Goodrow replied, approx. \$5000.00. Mr. Windover asked the longevity if a new frame was purchased. Mr. Goodrow replied, no way of knowing... other parts... may break down..., etc. He explained, "The Turbo is gone in it right now." Approx. cost of a new Turbo \$1,500.00.

Mr. Windover asked Mr. Goodrow his opinion on how/why the frame cracked. Mr. Goodrow replied, the weight on the center section from the back of sander. Is very common for occurrence with this machinery.

Mr. Belanger asked for a projected lifespan of this type of equipment. Mr. Goodrow replied, approx. eight- ten years. This piece of equipment has many hours on it. This piece of equipment has a broom attachment; equipment used all summer.

Mr. Pepin asked for Manufacturer information. Mr. Goodrow replied, Trackless. Mr. Pepin asked how many times the frame has been repaired. Mr. Goodrow replied, twice- once on each side- welded.

Mr. Belanger asked questions regarding size of this equipment. Mr. Goodrow replied, same size due to telephone poles... It would be ideal to have a larger/wider piece of equipment. Not feasible for our area.

Mr. Roberts addressed the Board to explain his experience, which is the same as Mr. Mills and Mr. Goodrow in relation to broken frames. He also, has tested/demonstrated the piece of equipment recommended. In his opinion (as a public works employee) is an excellent machine. In his opinion, ideal for Rumford, along with all the attachments available to use this equipment in a number of ways.

Mr. Pepin asked about any additional attachments that may be beneficial for use. Mr. Goodrow spoke of a flail –mower (over guardrails), reaches up to trim brush along roadsides. Most recent the Town was renting (\$15,000.00) a flail- mower; to do bare minimum, due to cost. Purchasing this piece of equipment would pay for itself within two years.

Mr. Belanger asked question concerning transporting versus driving this piece of equipment to do roads further outside of Town and concerns as to wear and tear on drive train etc. Mr. Mills explained that the equipment most likely be hauled on a trailer to areas further out from Town.

Mr. Windover asked about possibly reducing mileage on this piece of equipment by storing it at instead of Public Works garage. Mr. Mills explained that has already been discussed.

Mr. Windover made the motion to approve Sidewalk Plow \$136,590.00. Seconded by Mr. Pepin

Mr. Brennick expressed the net cost may be more due to the turbo. Mr. Goodrow to repair the Turbo for trade in. Also reminded the Board that this piece of equipment needs to be ordered ASAP to arrive as scheduled late November.

Vote-5-0

J. Discussion and Action on Public Works- Crushing Hot Top for Reclaim Bids

Mr. Brennick read the Bids- Steve Swasey \$9.50 per yd and R.S. Pidacks \$7.00 per yd.

Mr. Belanger made the motion to approve R.S. Pidacks for \$7.00per yd. Seconded by Mr. Windover

Mr. Chase asked for a total yardage amount. Mr. Mills replied, approx.45000. Once ground approx. \$80,000.00 investment with a cost of approx. \$29,000.00- \$30,000.00 for the process. He explained it can be used on a multitude of projects.

Vote-5-0

K. Discussion and Action on Public Works Sweeper #24

Mr. Brennick reiterated the previous decision packet information...

Mr. Chase mentioned that he spoke to a representative from Johnson... He explained the information that was told to him was exactly the same information that Mr. Mills and Mr. Goodrow brought forth on several occasions previously.

Mr. Belanger made the motion to repair Sweeper for \$21, 382.39. Seconded by Mr. Windover

Mr. Goodrow explained the repair has been done. The frame is the issue; broken. \$11,000.00 to repair.

Mr. Belanger rescinded his motion.

Mr. Windover made the motion for \$11,000.00 to repair the frame. Seconded by Mr. Belanger

Mr. Chase reiterated, Mechanical Sweeper is not going to do as good a job on leaves, as a Vacuum Sweeper; probably initiating more problems and complaints from citizens.

Mr. Goodrow agreed. At what point do we continue to put more money into equipment beyond its value/worth? The Board is not following the expertise recommendation of Mr. Goodrow and Mr. Mills.

Vote-3-2 Mr. Brennick and Mr. Chase opposed

Town Manager expressed a clarification to the Board, she explained the decision packet which gave an estimate of \$96,000.00 annually to contract out the service. \$11,000.00 into an inferior piece of equipment without considering the decision packet. A brand new appropriate sweeper would be paid off in less than 3 years, to the contracting fee. She expressed that employees have been questioned in an inappropriate manner. What is the reason for making investment into a piece of equipment that we all know is bad and inappropriate for the work at hand. She implored the Board to reconsider the motion and the vote.

Ms. Casey and Ms. Hinckley both spoke in support of the previous motion and vote.

L. Discussion and Action on Discharge of Mortgages for Moon Tide Springs, Inc. to Jean Castonguay

Mr. Belanger made the motion to discharge the mortgage. Seconded by Mr. Windover

Vote-5-0

\*Town Manager asked CEO, Mr. Coulombe to witness signatures\*

M. Discussion and Action on Authorizing Community Concepts to Sublet one Classroom at the Chisolm Center to Child Development Services- Commons areas, conference room and two offices in the basement. The lease between the Town and Community Concepts requires written permission

Mr. Brennick read the letter from Mr. Fitzmorris. He expressed due to his mother-in-law's employment with Community Concepts, he would abstain from voting on this matter.

Mr. Chase made the motion to approve authorization. Seconded by Mr. Belanger

Mr. Belanger asked what the lease dollar amount is. Does want Community Concepts making money on this sublet.

Mr. Brennick expressed the purpose of this measure and reasoning behind the sublet authorization request; a stop gap measure and need flex space...

Vote-4-0-1 Mr. Brennick abstained

N. Discussion and Action on Adoption of Local General Assistance Ordinance and Yearly Appendices for Overall Maximums for FY 2018-2019 (\* Moved to "D"\*)

Mr. Belanger asked for any changes made this year, in the document. General Assistance Director, Mr. Bourret explained the changes are to overall maximums and housing maximums; increased. Food maximums fluctuated within the past few years \$1 or \$2.

Mr. Belanger made the motion to adopt to Appendices and Local Ordinance. Seconded by Mr. Windover

Vote-5-0

O. Discussion and Action on Authorization to Sell Lots after Demolition

CEO, Mr. Coulombe- 16 Free Street, 209 Pine Street and 142 Washington Street

Mr. Belanger expressed desire to sell with minimum bid amounts, and parameters set by the Board. The amount set for taxes and demolition costs.

Mr. Windover made the motion to TABLE until more information is available. Seconded by Mr. Belanger

Mr. Coulombe explained that he would come back to the Board with financial figures for demolition, asbestos abatement and taxes.

Mr. Chase mentioned and suggested a possible Workshop on this specific topic.

Mr. Windover rescinded original motion.

Mr. Windover made the motion to TABLE item "O" to a Workshop. Seconded by Mr. Belanger

Mr. Brennick suggested CEO provide to the Board demolition, asbestos abatement, taxes and fair market value spreadsheet/list; after reviewing set the minimum amount to be accepted.

Mr. Pepin suggested fair market value via Tax Assessor and tax maps. Mr. Coulombe expresses asbestos abatements have been running approx. \$7000.00 and up. Lots have been valued at \$5,500.00.

Town Manager explained when 125 Rumford Avenue was sold, asbestos abatement, demolition costs and taxes were recouped. She proposes coming back next meeting and setting the criteria.

Mr. Brennick had concerns of setting pricing too high.

Mr. Windover rescinded his second motion.



Mr. Windover made the motion to TABLE this item to October 18, 2018 Board Meeting. Seconded by Mr. Belanger  
Vote-5-0

P. Discussion and Action on Request to go out to Bid on Asbestos Removal for 142 Washington Street

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

Q. Discussion and Action on Municipal Quitclaim Deed- Sultan Corporation, 142 Congress Street

Mr. Belanger made the motion to approve. Seconded by Mr. Brennick

Town Manager informed the Board on the current circumstances surrounding the quitclaim deed.

Vote-5-0

R. Discussion and Action on Quitclaim Deed- Route 108 (Land)

Mr. Belanger made the motion to approve. Seconded by Mr. Belanger  
Vote-5-0

S. Discussion and Action on Quitclaim Deed- 471 High Street

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

T. Discussion and Action on Quitclaim Deed- 429 Cumberland Street

Mr. Chase made the motion to approve. Seconded by Mr. Belanger  
Vote-5-0

U. Discussion and Action on Easement Agreements for Construction with Abutting Owners of the Town's Right of Way and Authorize Town Manager to Sign all Easement Agreements Related to Construction

\*Motion verbiage, per Town Attorney: I move that we authorize Linda-Jean Briggs, the Town Manager, to Sign All Easement Agreements for Construction with Abutting Owners of the Town's Right of Way\*

Mr. Brennick made the motion to authorize Town Manager to sign all easement agreements for construction with abutting owners of the Town's right of way. Seconded by Mr. Chase

Town Manager reminded the Board, they had given Town Attorney authorization to draft agreements.

Mr. Belanger asked if any issues have risen due to agreements. Town Manager replied, they are being worked through to best possible solution; as every situation is unique.

Vote-5-0

V. Discussion and Action on Eliminating Evening Hours for Voter Registrar for the November 6, 2018 Election

Mr. Chase made the motion to approve. Seconded by Mr. Windover  
Vote-5-0

W. Discussion and Action to Appoint two Wardens for State Election on November 6, 2018

Mr. Belanger appointed Mr. Chase as Warden. Seconded by Mr. Belanger  
Vote-5-0

Town Manager explained verbiage in the Charter; does not specify a member of the Select Board.  
It can be folks interested in learning the process of elections and in this supervisory role.

Mr. Chase mentioned speaking with the Town Clerk concerning election wardens and offering it to  
interested members of the community, in learning the process etc.

Town Manager explained available training that is encouraged from year to year.

8. Adjournment

Mr. Chase made motion. Seconded by Mr. Windover  
Vote-5-0 at 8:42 p.m.

Linda-Jean Briggs  
Town Manager

LJB/pc

LJB/pc