

BOARD OF SELECTPERSON'S MEETING MINUTES
November 1, 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, Mark Belanger-Selectperson, James Windover-Selectperson, Linda-Jean Briggs- Town Manager

Absent: John Pepin, Sr.- Selectperson

Attendees: Amber Ramsey, Chad Ramsey and family, Richard Coulombe, Craig Chamberlain, Tamara Butler, Roland Louvat, Candice Casey, Margaret Collette, George O'Keefe, Jr., Deborah Laurinaitis, Richard Blanchard, Erica Chamberlain, Jason Chamberlain, Chris Reed, Stephanie Reed, Tom Bourret, Mike Mills, Dale Roberts, Mike Gallant, Beth Bellegarde

1. Call to Order

2. Pledge of Allegiance to the American Flag

3. Public Hearing: Liquor License and Special Amusement Permit- Black Mountain of Maine
None

4. Special Presentation or Award:
None

5. Comments

A. Public Comment
None

B. Town Manager's Report

- Hosted the appreciation dinner for the volunteers at the Information Center.
- Attended a meeting with the PACT folks who are working to bring mountain bike trail system to Rumford
- Participated in the Maine West Broadband meeting to discuss next steps
- Attended the downtown infrastructure meeting
- Met with AFSCME local
- Attended the FOR (Forest Opportunity Roadmap) meeting in Bangor to discuss current status and potential enhancements to the Forest Industry
- Attended Rotary meeting where Randy Therrien, Rumford's nominee received the Spirit of America award from Oxford County
- Met with Realtor on the properties identified for placing in the real estate market
- Met with stake holders of the generator used for the communication system's auxiliary power on Black Mountain

- Met with taxpayer to discuss a myriad of things including the anticipated revaluation project

We are in the final stretches of this construction season. As you may have heard or read in the paper, the downtown infrastructure project will need to be completed in spring of 2019. There are a number of reasons for this decision, not the least of which includes weather issues, unforeseen and/or unidentified challenges. The crews will return to complete work on Canal and Lowell Sts. Next spring. Finish coats of pavement will be placed on all other roads as well. We expect to finish the concrete sidewalks this season as well as install the streetlights and trees. The sidewalk on the Western side of Lowell St. will be covered with Cold patch through the winter and will not be accessible for pedestrian traffic. The underground structures and vaults will be addressed in the spring with concrete sidewalks to follow.

Mr. Brennick asked Town Manager for an update on the Street Light Project. Town Manager expressed the Economic Development Director would give an update during Department Head or Committee Chair Report Section.

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

Town Manager introduced, Economic Development Director: George O'Keefe, Jr. She expressed appreciation for his altering of his academic schedule, attend this meeting...George, updated the Board on Street Light Program and the process of following through with the project , information concerning the Audit done by CMP... A brief synopsis on what he has been working on since the beginning of his employment.

Mr. Windover asked timeline questions. Mr. O'Keefe responded with return correspondence from CMP regarding inventory audit conflicts/ discrepancies. A conservative estimate would be mid -January.

Mr. Brennick asked once hurdles have been completed when the project would begin. Mr. O'Keefe explained once payment has been issued to CMP, the contractor will then be notified and will depend on availability of contractor.

He thanked the Board for their patience and the ability to complete his academic degree. He also provided economic perspective with impact for managing growth and direction for future.

Mr. Belanger asked Mr. O'Keefe for his philosophy on new Economic Development. Mr. O'Keefe replied with utilizing misunderstood assets. Well –developed downtown and urban core with a lot of opportunity in managing growth of real estate, marketing assets and resources, great people, strong and skilled workforce...Prepare and look forward/ ahead and manage to the future...

Mr. Brennick expressed on the Boards behalf; for regular updates and providing the Board with as much information as possible for future educated decision making.

Public Works Superintendent- Mike Mills: Questioned the Board if they're wanting meet with Woodbury Hill Professionals findings/repair suggestions and estimate on, Rumford Center Meeting House.

Mr. Brennick requested it be added to the December 6, 2018 Select Board Meeting agenda.

Mr. Mills also spoke of the Haverhill Bridge and Nine Dragons street light complaints. Bridge is owned by State of ME. Questioning the ownership of the street lights.

Town Manager suggested ending this conversation until she can meet with Mr. Mills for a discussion. She has additional information to discuss with Mr. Mills. If warranted, will come to the Board at a later date.

Mr. Brennick agreed on behalf of the Board.

D. Selectperson's Report

Mr. Chase spoke about the success of Pumpkin Fest, as well as, the many positives concerning the event.

Mr. Brennick mentioned November calendar for Select Board Workshop. Mr. Chase suggested November 27, 2018 Workshop date at 6:00 p.m. Board members agreed on date and time.

6. Old Business

7. New Business

A. Approval of Minutes from Joint Select Board/Board of Assessors Meeting of October 15, 2018

Mr. Belanger made the motion to approve. Seconded by Mr. Windover
Vote-4-0

Mr. Chase made mention to Board Chair, for the record, Mr. Pepin is was absent from this meeting

B. Approval of Minutes from Select Board Meeting of October 18, 2018

Mr. Windover made the motion to approve. Seconded by Mr. Chase
Vote-4-0

C. Approval of the Town Warrant dated November 2, 2018

Mr. Chase made the motion to approve. Seconded by Mr. Brennick
Vote-3-1 Mr. Belanger Opposed

D. Approval of Liquor License and Special Amusement Permit for Black Mountain of Maine

Mr. Belanger made the motion to approve. Seconded by Mr. Windover
Vote-3-0-1 Mr. Chase Abstained (he is a winter employee of, Black Mtn. of ME)

E. Discussion and Action on " Caution Autistic Children at Play" or "Caution Special Needs Children at Play" Sign Request by Lochness Road Resident/Parent, Amber Ramsey \

Ms. Ramsey read a very eloquent letter and gave explanation for her special request to the Board. She has two Autistic children (out of her five children) and is worried for their safety near and around Lockness Road in, Strathglass Park, as well as, the safety of all children playing the Strathglass Park.

After questions by the Board and answers from Ms. Ramsey and Mr. Mills; suggestions from Mr. Mills, for appropriate signage. Mr. Brennick made the motion to place a sign near Lochness Road reading, "Caution Children with Special Needs at Play". Seconded by Mr. Windover

Mr. Chase asked legal requirements for signage; regarding appropriate wording and enforceability by law enforcement. Town manager expressed the law as she is aware; noting no specific legal requirements for a public street/road. She also expressed, Mr. Mills would check into prior to ordering sign.

Ms. Casey suggested putting signs at the both entrances and exits of Strathglass Park

Mr. Brennick asked Ms. Ramsey what she felt was adequate and most pertinent. Ms. Ramsey suggested proximity to Lochness Road would be more efficient and more effective closer to the area in question.

Mr. Belanger asked Ms. Ramsey what was driving or what precipitated her request; if any close calls or accidents prompted her to come to the Board. She explained eloquently, a close call experience and the behavior that cause children to run off into the street, not understand and comprehend the ramifications of their actions due to cognitive issues and social skills. She wants to prevent and educate drivers and residents, create awareness....

Mr. Belanger agreed with signage within proximity to the area in question, Lochness Road.

Vote-4-0

Ms. Ramsey thanked the Board. Mr. Brennick expressed for Ms. Ramsey to come back to the Board if any other concerns come into play.

F. Discussion and Action on Town Ordinance Chapter 19, Traffic Regulations- Concerning Strathglass Park Parking issue, in Relation to Leaf and Snow Removal, Ed Paterson

Ms. Gallant resident and member of the preservation committee, spoke on Mr. Paterson's behalf, as he was not able to attend. Clachan Place, Lochness Road, Erchles Street and Urquhart Street are notorious for parking violations and vehicles parked for days/weeks without moving them; making it extremely difficult for Town crews to do plowing, snow removal and leaf removal. She suggested a later date where Mr. Paterson and the Board could meet to address the issue and come up with a solution.

Mr. Brennick asked Mr. Mills for his investigation input toward a solution to the problem. Mr. Mills expressed part of the problem is the lack of enforcement by the Police Department on parking issues and violations with vehicles and trailers...

The Board found Mr. Paterson's letter very confusing.

Mr. Belanger asked if the present Ordinance addressed this. Mr. Mills replied, yes.

Town Manager explained that a discussion with Chief Carter would take place.

Mr. Brennick suggested tis to be an enforcement issue not a policy issue. Suggested parties get together for discussion and action with Chief Carter and Mr. Mills.

No Action

G. Discussion and Action on UDAG Request- Jason and Erica Chamberlain

Town Manager expressed all was in order with the application, as well as, well qualified, co-signer (at the Boards request) on/for the loan. She asked the Board make its final decision to enter into an agreement with Mr. and Mrs. Chamberlain \$15,000.00 of equipment as collateral with the remainder of \$60,000.00 on the well qualified co-signer's agreement to back the Chamberlains.

Mr. Belanger made the motion to grant/approve UDAG request. Seconded by Mr. Windover
BOS Meeting APPROVED 11 15 2018

Mr. Chase expressed term and interest requirements discussion prior to vote.

Town Manager expressed with the Board's vote to approve, this evening; will go to the Town Attorney for a written formal request with terms and interest requirements for final approval vote, at next Select Board Meeting.

Mr. Belanger asked if a timeline/deadline for receiving the funds was applicable. Mrs. Chamberlain requested November 15, 2018, as a lease agreement is on hold. She expressed term agreement of, five years is requested. Finance Director, Ms. Laurinaitis expressed, 5% interest is the current rate on Town UDAG loans. Total amount of request \$75,000.00. Ms. Chamberlain expressed the projections match a payment of approx. \$1415.34, monthly payment on the loan-per Mr. Windover's calculations.

Mr. Belanger AMENDED his motion to approve and agree to the five year term at 5% interest rate. Seconded by Mr. Windover.
Vote-4-0

~~H. Discussion and Action on UDGA Request- John and Barbara Bartash~~ Item "H" *Withdrawn*
Strike at request of applicant

I. Discussion and Action on Proposal for Property - Map #107, Lot #005 by T Wardwell, TABLED at August 16, 2018 Meeting

Mr. Brennick asked about the possible easement agreement discussed at a previous meeting. Mr. Coulombe and Mr. Mills both approached Mr. Wardwell and he denied access through an easement agreement.

Mr. Coulombe expressed knowledge and proof of land owned by the Town of Rumford near this particular location, where in fact a bridge could be erected/ constructed. He explained that Mr. Wardwell owns everything surrounding the lot in question (.75 acre), which he wants to purchase outright from the Town, through his Bid of \$1500.00; property valued amount.

Mr. Belanger made the motion to approve Bid for \$1500.00 by Mr. Wardwell. Seconded by Mr. Chase. Vote-2-2 Mr. Brennick and Mr. Windover Opposed * Motion FAILS*

Mr. Brennick wants to hold onto the property as leverage for possible future easement agreement, to extend the walking trail; standing firm on principal.

Mr. Coulombe explained in detail, property lines and ownership of land owned by Mr. Wardwell and Nine Dragons within the area of question and necessary future easements would need to be obtained prior to moving forward with extension of walking path. Discussion continued by members of the Board.

Ms. Casey expressed her opinion.

Mr. Mills expressed his opinion and findings from a committee put together a few years ago to research this land, use and etc. as well as a possible scope of what may or may not be involved in the placement of a walking bridge, at the location in question.

Mr. Brennick stands firm on his vote. *No additional motion were made.*

J. Discussion and Action on Asbestos Removal Bids- 142 Washington Street

Mr. Belanger made the motion to approve Bid from Acadia for \$7,410.00. Seconded by Mr. Windover

Br. Belanger asked when the Spruce Street property is scheduled. Mr. Coulombe explained within the next few weeks.

Vote-4-0

K. Discussion and Action on Bid Proposal for Property- 16 Free Street

Mr. Belanger made the motion to approve Bid for \$5500.00. Seconded by Mr. Windover

Town Manager gave suggestion of a covenant for future use concerning this property.

Mr. Coulombe explained Bid Letter stipulated green space or no more than a shed could be placed on this property; will be written into the deed.

Mr. Chase expressed his opinion of no need for covenant, as abutting land owner is bidding and lot, which is not buildable.

Vote-4-0

L. Discussion and Action on Demolition Recommendation from ADHOC Committee- 226 Knox Street

Mr. Belanger made the motion to approve recommendation from ADHOC Committee. Seconded by Mr. Windover

Vote-4-0

M. Discussion and Action on Labor Contract Negotiations

Mr. Belanger made the motion to approve Labor Contract. Seconded by Mr. Windover

Vote-4-0

N. Discussion and Action on Hopper Sander Bids

Questions regarding Bids: packets, specs... Discussion continued with the Board and Mr. Mills regarding details and procedures...

NOTE: *Peggy- Attach Specs for Bid Packets, from this point on*

Mr. Belanger made the motion to approve Bid for \$17,113.00 Viking-Cives

Vote-3-1 Mr. Chase Opposed

Mr. Chase did not agree with the optional Bid and the opportunity of the other bidders to place bids with alternate options.

O. Discussion and Action on Dump Body Bids

Mr. Belanger made the motion to approve Bid for \$15,898.00 Viking-Cives

Vote-4-0

Mr. Belanger asked about possible life span of truck purchased from Fire Department. Mr. Mills replied with possible 15 year life span due to excellent condition.

Town Manager expressed, no guarantees... no way of knowing what the future holds.

P. Discussion and Action on Dodge Body Bids

Mr. Chase made the motion to approve Bid for Body and Plow of \$17,925.00. Seconded by Mr. Brennick
Vote-4-0

Q. Discussion and Action on Possible Sale and Price per Linear Foot of Old Granite from Downtown- Public Works and Town Manager's Office have Received Many Calls from Individuals Requesting to Purchase

Due to research done by phone from Maine, Massachusetts, Rhode Island, Mr. Mills suggested \$10.00 per linear foot.

Mr. Chase suggested salvage/recycle what we can and sell the remainder.

Mr. Mills explained the time, man power and money involved in sorting through what is at the Snow Dump and transporting it to Public Works Garage, stacking it..... It would be very costly.

Mr. Chase suggested saving what can be saved and selling remainder. It would be cost effective in his opinion.

Mr. Belanger asked if \$10.00 per linear foot was enough and how much granite is there. Mr. Mills expressed in Westbrook \$16.00 per linear foot for used granite. In his opinion, over approx.4000 feet of granite at the Snow Dump presently.

Mr. Chase made the motion to salvage what can be reused and sell the remainder for \$15.00 per linear foot. Seconded by Mr. Belanger
Vote-4-0

R. Discussion and Action on Code of Conduct/ Code of Ethics for the Select Board

Mr. Windover made a motion to TABLE Item "R" for November 15, 2018, Select Board Meeting.
Seconded by Mr. Belanger
Vote-4-0

S. Discussion and Action on Hiring Freeze

Mr. Chase made a motion to TABLE Item "S" for November 15, 2018, Select Board Meeting.
Seconded by Mr. Windover
Vote-4-0

8. Adjournment

Mr. Chase made the motion to adjourn. Seconded by Mr. Brennick at 8:10 p.m.
Vote-4-0

Linda-Jean Briggs
Town Manager

LJB/pc