

TOWN OF RUMFORD  
BOARD *of* SELECTPERSONS AGENDA

July 20, 2023 at 6:30 p.m.

AMENDED

Rumford Falls Auditorium

Theresa Sax (Absent)

6:00 PM Public Hearing for Ordinance and Charter amendments

1. Hawkers and Peddling license 136
2. Sewer- model from Bethel
3. Vacant Building
4. Property maintenance

Carter spoke to change the model for sewer ordinance, it is quiet brief. Monitoring sewer, the Bethel ordinance seems to be clearer, section in Bethel ordinance to set a sewer rate and some may apply to our town.

Brennick spoke to open discussion at a workshop on August 10<sup>th</sup> 2023 that we can further discuss the sewer rate.

Pepin provided rates on vacant buildings. George O'Keefe Economic Developer spoke and suggested making pricing for scaling on vacant buildings. Distinguish between foreclosure type vacant buildings and local resident with a vacant building. Starting with a higher amount of \$600.00 a year and highest amount at \$900.00.

Pepin suggested if we are not enforcing the town ordinance trash cans than we should be taking it out of the ordinances. Kreckel spoke regarding the trash can matter and the Code Enforcement officer cannot write tickets for every non trash can. Kreckel stated it would be a lot for everyone including the court system. Brennick stated that it is always going to be a challenge with enforcement.

1. Call to Order
2. Pledge of Allegiance
3. Adopt Agenda

Discuss/ Approve Tax acquired property Map 116 Lot 099

Brennick motioned to add seconded by Theriault

Vote 4-0 all in favor

4. Public Hearing.

Discuss/Approve Medical Marijuana license retail to John Zenonos, 45 Canal Street, Rumford, Maine

Discuss/Approve Innkeeper for Corner Cottage, Eric Lundblad

Action Following Public Hearing:

Discuss/Approve Medical Marijuana license retail to John Zenonos, 45 Canal Street, Rumford, Maine

DiConzo asked if there is any complaints regarding the medical marijuana. Richard Coulombe the CEO stated there is no complaints and Mr. Zenonos is changing his filters. Kreckel spoke and stated that if there is complaints than we should be having written complaints. Coulombe stated he has not had any complaints since last year.

Brennick made motioned to approve seconded by Theriault

Vote 4-0 all in favor

Discuss/Approve Innkeeper for Corner Cottage, Eric Lundblad

Theriault motioned to approve and seconded by Pepin. Vote 4-0 all in favor

5. Special Presentation or Award:

Boston Post Cane

Adelaide Davis, she is 101 years old, she is a resident of Rumford and she is former employee of the Town Managers office. There will be a ceremony at the Rumford Community Home with a date soon to be announced.

6.

a. Public Comment:

b. Town Manager's Report: Finance Committee Organizational Meeting is July 25<sup>th</sup> at 6pm. There will also be a select board and planning board meeting on August 3<sup>rd</sup> at 5:00pm referencing the Comprehensive plan. We will also be having a Public Hearing CDBG Grant Workshop on August 3<sup>rd</sup> at 6:30pm. We have a Workshop on August 10<sup>th</sup> to talk about changing model for Sewer Rate. May move to fee based on water consumption. Public hearing to schedule shortly after.

c. Department Heads and Committee Chairs

Richard Coulombe the CEO spoke they had their 3<sup>rd</sup> Community Forest Meetings. There is a walk on Saturday August 12<sup>th</sup> at 9:30am to walk the site. They are hoping to close Feb/ March Next year. Coulombe stated that he has submitted 60 building permits, 13 plumbing permits. Coulombe

stated that he has identified 16 Commercial Buildings that are vacant or are in the process of being occupied.

Coulombe stated he also is in process of reviewing the plans for the Hancock apartments.

Theriault questioned why Coulombe is using his own vehicle for code enforcement when they have purchased a truck for him to use, but it seems the fire department is always using it.

Dale Roberts spoke and stated the man holes on Porter Avenue raised and cleaning up the sides. Paving Raymond Avenue next week and put the service coat on Blanchard Street and Jones. Roberts stated Spencer will come in and put final coat on Eaton Hill road, Raymond Ave, Prospect, Franklin and Porter Avenue, should be all paved by the 3<sup>rd</sup> week of August.

Roberts stated they will be starting the water lines on York Street.

Tony Milligan Police Chief spoke and stated Kier Simmons one of the newest officers starting Academy in August 14<sup>th</sup> and will graduate December 15<sup>th</sup>.

George O'Keefe Economic Developer spoke and stated the conditions are doing good. Community forest progression is doing well.

d. Select Board

DiConzo spoke as he stated he is receiving phone call about the Franklin Street Medical Building and concerns about the use of the building. Carter spoke and stated that the building may be used as a methadone clinic. Carter stated he cannot guarantee that we will have more information regarding the use of the building.

Theresa Sax joined at 6:50pm

7. Discuss /Approve minutes from 07-06-23 and 07-13-2023

Pepin motioned to approve and Theriault Seconded

Vote 4-0-1 (DiConzo abstain)

8. Discuss / Approve Warrant # 3

Theriault motioned to approve and seconded by Pepin

Vote 5-0 all in favor

9. Discuss/ Approve Special Town Meeting Warrant

Brennick motioned to approve and seconded by DiConzo

Vote 5-0 all in favor

10. Discuss / Approve Sewer Machine bid

Roberts spoke and we had a BID from Allied Group for \$86,983 and recommend to go with them.

Theriault motioned to approve BID from Allied Group and seconded by Pepin.

Vote 5-0 all in favor

11. Discuss / Approve Asbestos Removal Bid – 2 Plymouth Ave

Carter spoke and we received a BID from Acadia \$18,885.00 to remove the Asbestos.

Brennick motioned to approved and seconded by Sax

Vote 5-0 all in favor

12. Discuss / Approve fire alarm box sale

Carter spoke and stated we have several fire alarm boxes. The wires have been removed around town. The alarm boxes range for resale from \$100 to \$1800 depending on the age and the condition.

Brennick stated that he feels we should give one to the Historical Society and also placing one in the new fire station when it is built.

DiConzo agreed that we should have a minimum BID as there is some value to the Fire Alarm Boxes.

Brennick motioned that we put the Fire Alarm boxes out to BID for a minimum of \$100 and retain 2 of them for the Historical Society and 1 for the town to keep and Theriault seconded.

Vote 0-5

Vote Failed

DiConzo motioned to approve Older Alarm boxes go for \$300 minimum and the Newer boxes \$200 minimum and seconded by Brennick

Vote 3-2 (Brennick, Theriault )

13. Discuss / Approve Rumford PD to purchase a new police cruiser

Milligan is asking for approval to go to BID for a new police cruiser.

DiConzo motioned to approve and seconded by Brennick

Vote 5-0 all in favor

14. Discuss / Approve selling Tax Acquired property Map 235-070

DiConzo motioned and seconded by Pepin to offer the land to abutters of the property.

Vote 5-0 all in favor

a. Map 116 Lot 099 (239 Pine Street)

Pepin motioned and seconded by DiConzo to be put out to BID with Reversionary clause 9-12 months. Carter stated that a new law allows

Town to recoup costs to the town and any remaining money goes to the homeowner.

Pepin motioned to accept and DiConzo seconded  
Vote 5-0 all in favor

15. Discuss / Approve MMA Voting Ballot

Brennick motioned to approved and DiConzo seconded to allow the Town Manager to cast ballot  
Vote 5-0 all in favor

16. Discuss / Approve Extension of Community Concept Lease

Brennick motioned and seconded by Pepin to approve the extension to 2028.  
Vote 5-0 all in favor

17. Executive Session ref Economic Development 1 MRS §405(6)(C)

Brennick motioned to approve and seconded by DiConzo

Vote 5-0 all in favor at 7:34 pm

DiConzo motioned and Sax Seconded to extend the option on 9 Falmouth Street until December.

Vote 5-0 all in favor

Extend 1<sup>st</sup> payment on UDAG Loan to Pariseis 60 days from today. Motioned by Brennick and Seconded by DiConzo

Vote 5-0

18. Adjourn

DiConzo motioned to Adjourn seconded by Pepin at 7:59pm

Vote 5-0 all in favor

Minutes approved by Board of Selectpersons 08/03/2023