

TOWN OF RUMFORD  
BOARD of SELECT PERSONS Minutes  
December 17, 2025 at 6:00 p.m.  
Rumford Falls Auditorium

5:00 pm Public Hearing: Application being submitted to the State of Maine CDBG program for an Economic Development Program Grant

DiConzo is absent

1. Call to Order
2. Pledge of Allegiance
3. Adopt Agenda:  
Brennick motioned to add 8A. Discuss/Approve offer for 229 Pine Street, seconded by Jim  
Vote 4-0
4. Public Hearing:

4a. Liquor License & Special Amusement Permit Application - Gatch's Food Spirit's and Catering - 137 Rumford Avenue - Bonnie Gatchell

Action Following Public Hearing:

4a. Liquor License & Special Amusement Permit Application - Gatch's Food Spirit's and Catering - 137 Rumford Avenue - Bonnie Gatchell  
Theriault motioned to approve and seconded by Pepin  
Vote 4-0

5. Special Presentation or Award:

6.

- a. Public Comment
- b. Town Manager's Report:  
O'Keefe offers thanks to Public Works for their hard work and consistency in keeping the roads clear. Dale Roberts was acknowledged, in particular, for his efforts in leading that charge. Additionally, concrete forms are being placed at Hosmer Lane for the Parks and Recreation Department Project. Moreover, the 50% deposit for the fireworks for the 4<sup>th</sup> of July has been submitted. Working in conjunction with Marcus, O'Keefe predicts the 250<sup>th</sup> anniversary celebration to go smoothly. Furthermore, the Festival of Trees had record participation this year. In closing, O'Keefe brings attention to the hard work, kindness, and ingenuity of the people of Rumford, and all efforts made to bring the spirit of the holiday season to its inhabitants.

c. Department Heads and Committee Chairs:

Dale Roberts relayed the progress that Public Works had made in regards to snow removal, and further plans to open the basins for December rain. Roberts shared that he also received a phone call of thanks from a non-resident, who often passes through Rumford, expressing gratitude for, "one of the best Public Works crews in the state". Roberts adds that Public Works also delivers sand to the elderly that would otherwise be inaccessible.

John Kenneally discusses the positive impact that has been generated by YouTube ads that do not skip. He details the beautiful images of Rumford captured by drones throughout the year. In response to the Chairman's questions about cost-effective ad revenue, O'Keefe, and John, confirm a lower budget in comparison to substantially higher quote for online and TV ads. Looking for a \$25,000 budget this year.

d. Select Board: Brennick attended the Appeals Board Hearing about the 3i Homes housing project, it was very informative.

7. Discuss/Approve Waiver of Winter Parking Ban on Congress Street For Praise assembly of God, New Years' Service on December 31, 2025 and January 1, 2026

Brennick motions to Waive Parking Ban on Congress Street from 11 pm on December 31, 2025 to 1 am on January 1, 2026, seconded by Theriault. O'Keefe adds if there is a snow storm this will still be waived.

Vote 4-1

8. Discussion of ATV Club Proposals and Questions

Mike Worthley explains that the ATV Club would like to begin a project to offset the runoff that is currently making its way into Tractor Supply's parking lot. There is a ditch that runs parallel with the driveways, and they would like to slope the trail so the water is redirected into the ditch. O'Keefe advises the club to bring in a land owner permission slip before they move forward. There is much discussion in regards to the Swift River Suites project as well.

8A. Discuss/Approve 229 Pine Street

Two bids were submitted. Latendresse spoke with O'Keefe directly regarding his plans to flip the property. Mr. Tag has not yet made his intentions clear. The Chairman and O'Keefe discuss the benefits of awarding the property to each bidder.

Brennick motions to approve the bid for 25k by Latendresse and seconded by Theriault

Vote 5-0

9. Discuss Old Central Fire Station Proposal (Inland Woods & Trails)

Brennick opens the discussion, explaining that Inland Woods & Trails would take over the lease agreement for \$1.00 per year they would pay the water, heat, electricity and internet bills for a 3 year lease. This would begin June 2026. New upgrades would be made to the property, such as new paint and furniture. No exterior changes will be made to the building without discussion. Gabe Perkins, the director of Inland Woods & Trails, details the proposed use of the property in regards to the organization. Perkins describes a proposal for a home base that would include storage for outdoor recreation equipment, or an all-season “gear library”. Brennick and Perkins discuss the benefits of a hub for the contractors who typically sleep in tents. O’Keefe points out that residential use in a mixed used building, would require the installation of safety equipment (smoke detectors, sprinklers, etc.). O’Keefe makes it clear that there are no commitments being made to Inland Woods & Trails by the town regarding funding these code upgrades. However, if grant opportunities were to come along, and IWT were willing to work with the town to fund improvements, he is not opposed. Jim raises concerns about the lease amount. John and the Chairman explain that purpose of the lease agreement is to control the property. Brennick points out that anyone who wished to use it as a commercial property would have to put money into it, and that there would be no equity to pull out of it. O’Keefe asks Perkins a series of questions and confirms that IWT has invested well over 100k into the Town of Rumford— without ever charging the town for their work. O’Keefe highlights IWT as one of the only non-profit organizations that has made direct equity investments regarding town property.

Brennick motions to approve with the amended stipulations, seconded by Pepin  
Vote 3-1  
DiConzo did oppose.

10. Discuss/Approve Signing of Easement from the Town of Rumford to the Rumford Water District off Mountain View Annex

The Chairman and O’Keefe confirm that there is some water district land that needs to be accessed, and, as there is no public road, they must have an easement.

Brennick points out that this must be notarized.

Brennick motions to approve the easement, seconded by Cappo  
Vote 4-0

11. Discuss/Approve Designation of Overnight Parking on Canal Street Between Exchange and Hartford Street

Brennick motioned to approve overnight parking between Canal Street and Hartford Street and seconded by Capponi

Vote 4-0

12. Executive Session for Labor Negotiations (1 MRS §405(6)(D))  
Brennick motioned to enter session at 7:11 pm and seconded by Pepin  
Vote 4-0

Exit Session at 7:17 pm

13. Executive Session for Legal Counsel (1 MRS §405(6)(E))  
Brennick motioned to enter session at 7:18 pm and seconded by Theriault  
Vote 4-0

Exit Session at 7:30 pm

14. Executive Session for Personnel Matters (1 MRS §405(6)(A))  
Brennick motioned to enter session at 7:31 pm and seconded by Pepin  
Vote 4-0

Exit Session at 7:45 pm

15. Executive Session for Economic Development (1 MRS §405(6)(C))  
Brennick motioned to enter session at 7:46 pm and seconded by Pepin  
Vote 4-0

Exit Session at 7:54 pm

16. Adjourn  
Brennick motioned to adjourn at 7:55 pm and seconded by Capponi  
Vote 4-0

For approval by the Select Board and in accordance with Article XVIII, §3(3) of the Town Charter.

  
George O'Keefe  
Town Manager

Economic Development Director

FEB 2, 2026

Date