

Board of Selectmen's Meeting Minutes

December 19, 2017; 5:00 P.M.

Board Members Present: Gregory N. Watkins, Chairman; Glenn R. Zaidman, Vice-Chairman; G. Frederick Packard, Robert P. Murphy, Robert J. McHatton

Administration Present: Town Manager Robert A. Peabody, Jr., Deputy Town Manager Georgiann Fleck, Deputy Town Clerk Dawn E. Taft, Public Works Director Jim Kidder, Fire Chief Stephen Fay and Police Chief Richard Stillman.

1. Call to Order

Chairman Watkins called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Approval of Minutes

a. November 28, 2017

Motion was made by Selectman Packard to approve the Selectmen's Meeting Minutes from November 28, 2017; 2nd by Selectman Murphy. 5 approve/0 oppose

b. November 9, 2017 - Bridgton Memorial School Workshop

Motion was made by Vice Chairman Zaidman to approve the minutes from the November 9, 2017 Workshop; 2nd by Selectman Packard. 5 approve/0 oppose

4. Public Comments and Presentations on Non-Agenda Items (Each speaker may be limited to 3 minutes.)

a. Lake Region Substance Abuse Coalition (LRSAC) Presentation

Chief Richard Stillman and Dr. Peter Leighton, from the Lake Region Substance Abuse Coalition, did a brief presentation and updated the Board on what the Coalition has been doing.

5. Committee Reports

There were no committee reports.

6. Correspondence and Other Pertinent Information

a. ~~Overview of Land Use Ordinance Concepts; Community Development Director Audrey Knight, AICP~~

b. Request from Greater Bridgton Lakes Region Chamber of Commerce to Support 2018 Winter Carnival

Dan Harden of The Greater Lakes Region Chamber of Commerce requested support from the Board for the 2018 Winter Carnival to include use of Highland Lake Beach and possibly the Town Hall. **Motion** was made by Selectman Packard to support the 2018 Winter Carnival; 2nd by Selectman Murphy. 5 approve/0 oppose

c. Correspondence from the Bridgton Planning Board to Reestablish Marijuana Moratorium

Steve Collins, Chairman of the Bridgton Planning Board, informed the Board of Selectmen that Maine Municipal Association held a workshop on Marijuana Retail Facility and Retail Marijuana Social Clubs. MMA recommends an extension to the Moratorium. The Planning Board is requesting a Special Town Meeting. Vice Chairman Zaidman stated that the first license would not be issued until February 1, 2019. If that is so, why should we have a Special Town Meeting? Dee Miller, of the Bridgton Planning Board, explained why the Town

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should not wait. Chairman Watkins asked if the Planning Board is getting ahead of itself or stalling/obstructing. Town Manager Peabody explained why the moratorium can be a benefit. Further discussion ensued. Mr. Collins and Ms. Miller both agreed that a committee needs to be formed to draft language for Marijuana Retail Facilities and Retail Marijuana Social Clubs. **Motion** was made by Vice Chairman Zaidman to form an Ordinance Committee to seek information from the townspeople for what they would like to see or not see in regards to the Marijuana Retail Facilities and Retail Marijuana Social Clubs; 2nd by Selectman McHatton. Further discussion ensued. Selectman McHatton rescinded his 2nd and Vice Chairman Zaidman rescinded his initial motion. The Town Manager and Steve Collins will work on language for a committee charge for the first meeting January.

7. New Business

a. Awards and Other Administrative Recommendations

1. Request from Incy S. Muir to Waive Granite Stone Fee

A request from Ms. Incy S. Muir to waive the fee for the Causeway Granite on behalf of Eunice Fitton.

Motion was made by Selectman McHatton to waive the fees for two (2) granite stones for Eunice Fitton; 2nd by Selectman Packard. 5 approve/0 oppose

Item 12 was moved forward on the agenda

12. Public Hearings at 6:00 P.M.

a. Intent to File a Waste Discharge License Amendment

Chairman Watkins opened the Public Hearing at 6:08 PM. The Town Manager and Chairman Watkins explained this agenda item. There was no discussion from the public. Chairman Watkins closed the hearing at 6:09 P.M.

7. New Business

a. Awards and Other Administrative Recommendations

2. Ratify the Municipal Lease Purchase of Western Star Truck

The Town Manager stated that with the approval of the purchase of the truck at Town Meeting he asked the Board to ratify the lease agreement with Gorham Leasing Group. **Motion** was made by Selectman Packard to "Vote to authorize lease purchase of Western Star truck dump body and plow in the principal amount of \$137,416.00," be adopted in form presents to this meeting and that a copy of said vote be included in the minutes of this meeting; 2nd by Selectman Murphy. 5 approve/0 oppose

To follow is the language:

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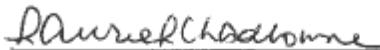
Motion: I move that the vote entitled, "Vote to Authorize Lease Purchase of Western Star Truck Dump Body and Plow in Principal Amount of \$137,416," be adopted in form presented to this meeting, and that a copy of said vote be included in the minutes of this meeting.

**VOTE TO AUTHORIZE LEASE PURCHASE OF WESTERN STAR TRUCK
DUMP BODY AND PLOW IN PRINCIPAL AMOUNT OF \$137,416**

The Board of Selectmen of the Town of Bridgton (the "Town") hereby votes as follows:

1. That the Town Manager is authorized to accept the proposal of Gorham Savings Leasing Group, LLC, to provide tax-exempt lease purchase financing for a Western Star truck dump body and plow and related parts (the "Equipment") in the principal amount of \$137,416.00 at an interest rate of 3.75% for a term of not more than five (5) years, and any such prior action by the Town Manager is hereby ratified and confirmed;
2. That under and pursuant to the provisions of Sections 5721, 5722, and 5728 of Title 30-A of the Maine Revised Statutes, all other applicable law, and approval of Article 15 raising and appropriating a sum for long-term debt payment, including for the Equipment at the Annual Town Meeting held June 13 and 14, 2017, the Town Manager is authorized to execute and deliver a tax-exempt lease purchase agreement with Gorham Savings Leasing Group, LLC, or its nominee, in the name and on behalf of the Town for the Equipment in the principal amount of \$137,416.00, in such form and on such terms not inconsistent herewith as the Town Manager may approve (the "Lease");
3. That no part of the proceeds of the Lease shall be used, directly or indirectly, to acquire any securities and obligations, the acquisition of which would cause the Lease to be a "private activity bond" or an "arbitrage bond" within the meaning of Sections 141 and 148, respectively, of the Internal Revenue Code of 1986, as amended (the "Code");
4. That the Lease issued pursuant hereto is designated as a qualified tax-exempt obligation within the meaning of Section 265(b)(3) of the Code;
5. That the Town Manager is authorized to covenant on behalf of the Town to file any information report and pay any rebate due to the United States in connection with the issuance of the Lease, and to take all other lawful actions necessary to ensure the interest portion of the rental payments under and pursuant to the Lease will be excludable from the gross income of the owners thereof for purposes of federal income taxation and to refrain from taking any action which would cause such interest portion of the rental payments to become includable in the gross income of the owners thereof;
6. That the appropriate officials of the Town, acting singly, are authorized to execute and deliver such other documents and certificates as may be required in connection with the Lease;
7. That if the Town Manager is for any reason unavailable to, as applicable, approve, execute or attest the Lease or any related financing documents, the person or persons acting in any such capacity, whether as a successor, assistant, deputy or otherwise, be authorized to act for such official with the same force and effect as if such official had himself/herself performed such act; and
8. That an attested copy of this Resolution be filed with the minutes of this meeting.

A true copy, attest:



Laurie L. Chadbourne, Town Clerk
Town of Bridgton

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b. Permits/Documents Requiring Board Approval

1. 2018 Appointment of Robert A. Peabody, Jr. as Town Manager, Tax Collector, Treasurer and Road Commissioner

Motion was made Selectman McHatton to approve the appointment of Robert A. Peabody, Jr. as Town Manager, Tax Collector, Treasurer and Road Commissioner to a one (1) year from January 1, 2018 to December 31, 2018; 2nd was made by Selectman Packard. 5 approve/0 oppose

2. 2018 Confirmation of Town Manager's Appointments

Motion was made Selectman McHatton to confirm the Town Manager's appointments for a one (1) year term from January 1, 2018 to December 31, 2018; 2nd by Selectman Packard. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman McHatton** – had no concerns.
- **Selectman Packard** – had no concerns.
- **Selectman Murphy** – had no concerns.
- **Vice Chairman Zaidman** – asked if Town Manager if the hours for the Town Office and the Transfer Station would be changing the hours for the holiday. Town Manager Peabody stated that there would be no changes to the hours.
- **Vice Chairman Zaidman** – asked to review the Town's Personnel Policy. Town Manager Peabody stated that it was on his list of things to do.
- **Chairman Watkins** – thanked public works for replacing the wayfinding signs.

d. Town Manager's Report/Deputy Town Manager's Report **Manager's Report** 12/19/17

A Town representative is still going door-to-door with the Wastewater Salary Surveys. I would urge those that have received surveys to return them to the Town as soon as possible. Residents are able to answer the questions directly when he visits. In either case, gathering the information is extremely important as it will affect the amount of grant money the Town is awarded for the wastewater expansion. Folks who participate will have an opportunity to win a \$50 gift certificate from Food City or Hannaford's.

Before you tonight are the October financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 33% for the month. Revenues are at 45.2% and Expenditures at 37.8%.

ON-GOING PROJECTS

Wastewater Expansion	Survey continues, dialogue opened up with Water Company, two press releases submitted to newspaper (survey & pollution); will be bringing in two more interviewers with goal of completing by end of January; exploring submitting to Rural Development prior to completing survey and alerting addendum to follow
Phase II Streetscape (Main Street)	Existing features plan finalized, kick-off meeting with Project team, public forum held, schematic design underway, preparing a visual preference survey to be released after the Holidays
Streetscape (Lower Main Street) Intersection Study	Kick-off site walk held last Monday, surveying to begin, a public process schedule to be announced in January
Bridgton Memorial School	Intersection base maps completed, working alternates, a public process schedule to be announced in January
Marketing/Branding	Met with GPGOG on Brownfield Funding; met with school representatives; awaiting response from SAD 61
Trademarking Brand	Developed new ads, revised insert map for Chamber of Commerce guide, hired photographer for new pics; featured in Car Rentals.Com "21 Magical Mountain Towns in America"
Town Office Roof	Maine approved, Federal in process
Town Office Security	Work is approximately 75% complete with most of the ridge cap having been replaced over the Court wing, Town office wing, and front door. Outstanding work areas include the hip roof at NE corner of building and a Small ridge about 12' long above "Bridgton Police" entrance. Work continues as weather permits.
BCC Negotiations	Installation is nearly completed
GIS	Received counter proposal awaiting Selectboard's direction
Good Neighbor Code	Meeting with two potential vendors on 12/20
Website Development	Administrative draft being circulated for internal review before Christmas
Road Survey	Nearly completed, still fine tuning
	Jim continues to work with LEA

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Depot Street

Contacted Maine Turf Co. and Perennial Point of View regarding trees and grass, spoken with Lucia awaiting quote, no response from Maine Turf yet

Town Hall Door

Would like to put on the agenda in January, received quote from contactor

Salmon Point Bathroom

Exterior completed, some interior work needing completion

Rte 302/Sandy Creek Rd

Sent letter to delegation, nothing from MDOT

Safety Manual Updates

Charisse is working with MMA & DH

Budget Preparation

Budget memo sent, requests due 12/22, Capital items 12/29

CDBG 2018/19

Circulated request for soft projects and suggested list of capital projects

BCC Roof

Trim work completed, roof work started

Fire Code

With attorney for review

Personnel Policy

Intending to begin review after budget

Chairman Watkins stated that he has been informed by the Superintendent of Schools that a workshop on the Memorial School is scheduled for January.

8. Old Business (*Board of Selectmen Discussion Only*)

a. Playground Equipment at Bridgton Community Center

Town Manager Peabody stated the Community Center's Executive Director responded in part to some of the Board's Concerns about the playground equipment. The Insurance Liability would cover the playground equipment as long as the Community Center was the owner of the equipment and the Town of Bridgton will be on the policy as Additionally Insured. Town Manager Peabody stated that he was waiting for further response to the other questions. **Motion** was made by Vice Chairman Zaidman to have the Town Manager inform the Community Center to move forward with the new playground equipment; 2nd by Selectman Packard.

5 approve/0 oppose

b. Transfer Station Policy

The Board of Selectmen reviewed the revised policy with the Town Manager. The Town Manager answered the Board's questions. **Motion** was made by Selectman McHatton to approve the revised Transfer Station Policy; 2nd by Selectman Packard. 5 approve/0 oppose

c. Moratorium Ordinance on Retail Marijuana Establishments and Retail Marijuana Social Clubs

Chairman Watkins stated that significant discussion was held earlier on the agenda. The prior moratorium expired with no extension available. Consensus of the board is no action be taken and to review this agenda item again in the meeting in January. Mr. Watkins asked when does a moratorium become obstructive. Town Manager Peabody stated that something substantive needs to come from the moratorium.

d. Perley Mills Park Parcel

Town Manager Peabody emailed the Town of Denmark asking for a copy of the management plan. He has had no response as of yet. Chairman Watkins asked if the Board wants to hold a workshop or wait? Consensus of the Board was to cancel the Perley Mills Park Parcel portion of the workshop on January 4th, 2018.

9. Treasurer's Warrants

Motion was made by Vice Chairman Zaidman to approve Treasurer's Warrants 47, 48, 19, 50, 51, 52 and 53; 2nd by Selectman Packard. 5 approve/0 oppose

10. MSAD #61

This item was addressed earlier in the meeting.

11. Public Comments and Presentations on Non-Agenda Items (*Each speaker may be limited to 3 minutes.*)

Chuck Renneker asked that a designated parking area for the Transfer Station store be established for the non-residents utilizing the Recycling Store.

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12. Public Hearings at 6:00 P.M.

- a. Intent to File a Waste Discharge License Amendment
This item was addressed earlier in the agenda.

13. Action Items Following Public Hearings

There were no action items following the public hearing.

14. Dates for the Next Board of Selectmen's Meeting and/or Workshop

January 4, 2018 Workshop; Highland Lake Parking Renovation/~~Perley Mills Park~~
January 9, 2018 3:30 P.M.
January 23, 2018

15. Executive Session

- a. Per MRS Title 1, Section 405.6.C. for Discussion of Land Acquisition

Motion was made by Vice Chairman Zaidman to enter into executive session at 7:13 P.M.; 2nd by Selectman Packard. 5 approve/0 oppose

Motion was made by Vice Chairman Zaidman to exit into executive session at 7:53 P.M.; 2nd by Selectman Packard. 5 approve/0 oppose

- b. Per MRS Title 1, Section 405.6.A. for Discussion of Personnel

Motion was made by Vice Chairman Zaidman to enter into executive session at 7:54 P.M.; 2nd by Selectman McHatton. 5 approve/0 oppose

Motion was made by Selectman Packard to exit into executive session at 8:08 P.M.; 2nd by Selectman McHatton. 5 approve/0 oppose

16. Action Items Following Executive Session

There were no action items following the Executive Sessions.

17. Adjourn

Chairman Watkins adjourned the meeting at 8:09 PM.

Respectfully,

Dawn E. Taft
Deputy Town Clerk