

Board of Selectmen's Meeting Minutes

August 27, 2019; 4:00 P.M.

Board Members Present: Glenn R. Zaidman, Vice-Chairman; Carmen E. Lone; Robert P. Murphy;
G. Frederick Packard

Board Member(s) Absent: Chairman Eastman

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck;
Town Clerk Laurie Chadbourne; Public Works Director Jim Kidder; Code
Enforcement Officer Rob Baker

1. Call to Order

Vice-Chairman Zaidman called the meeting to order at 4:14 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Executive Session Per MRS Title 1, Section 405.6.C.: Discussion of Labor Contracts

Motion was made by Selectman Lone to enter executive session per MRS Title 1, Section 405.6.C at 4:15 P.M. for discussion of labor contracts; second from Selectman Murphy. 3 approve/0 oppose

[Selectman Packard joined the meeting at 4:20 P.M.]

Motion was made by Selectman Lone to exit executive session at 5:25 P.M.; second from Selectman Murphy. 4 approve/0 oppose

4. Approval of Minutes

a. August 13, 2019

Motion was made by Selectman Lone for approval of the minutes from the August 13, 2019 Board meeting; second from Selectman Packard. 4 approve/0 oppose

5. Public Comments on Non-Agenda Items

Robert Mawhinney stated that he believes pay per bag is a bad idea. He said that people may litter their garbage to avoid paying additional fees. Mr. Mawhinney requested that the Board explore other areas to make money.

Judy and Pete Oberg requested that the two parking spots in front of their building on Main Street not be removed as presented in the streetscape plan. Engineer Colin Dinsmore responded that the parking spots are not large enough, and it made sense to eliminate them. Members of the Board will review the area and report back to the Chairman.

Rick Whelchel voiced concerns regarding the starting time of September 3rd for the streetscape as September is the biggest month for downtown retail. He suggested that the Board consider putting up signage that Main Street businesses are open.

6. Committee Reports

On behalf of the Community Development Director, Helen Archer reported that the committee has been reviewing regulations for adult use marijuana.

7. Correspondence, Presentations and Other Pertinent Information

a. Resignation of Stan Cohen from Investment Committee

Motion was made by Selectman Murphy to accept, with regret, the resignation of Stan Cohen from the Investment Committee; second from Selectman Lone. 4 approve/0 oppose

b. Correspondence from Kevin Raday Regarding Court Space

Kevin Raday submitted and reviewed a suggestion to relocate the court to the downstairs section of the municipal building. The Board directed the Town Manager to discuss this with the court representatives as a feasible option.

8. New Business

a. Awards and Other Administrative Recommendations

1. Dangerous Building; 271 Main Street

Code Enforcement Officer Rob Baker reported that the building is in the same condition and before the Board can declare it a dangerous building, it must hold a public hearing. **Motion** was made by Selectman Lone to hold a public hearing on September 24, 2019; second from Selectman Murphy. 4 approve/0 oppose

2. Standing Committee to Update Comprehensive Plan

The Board opted to add this issue to a future agenda.

b. Permits/Documents Requiring Board Approval

1. Wastewater Budget

Motion was made by Selectman Lone to approve the 2019-20 Wastewater Appropriations Budget and fee schedule; second from Selectman Murphy. 4 approve/0 oppose

2. Award of Phase I Wastewater Project

Town Manager Peabody read the following recommendation letter from Brent Bridges, P.E.

“We have reviewed the bid submitted to the Town of Bridgton on August 22, 2019 for the Upper & Lower Main Street Collection System Upgrades project. The only contractor that bid was Pratt & Sons, Inc. with a Total Bid of \$1,291,950. We have reviewed the bid and found no errors. A copy of the bid tabulation has been attached to this letter for your reference along with our Opinion of Probable Cost for the project.

Although the Bid Price was above our estimate, the bid falls within the project contingency. We typically carry a 10% contingency up to the bid period and then once the project is awarded, we typically drop this contingency to 5%. This alone accounts for the difference of \$49,600 between our estimate and the bid price. You will only pay for work that is completed in construction. We will be very careful with our on-site inspection so as not remove ledge unnecessarily given the high cost to do so. Based on the geotechnical borings we have conducted; we expect minimal ledge to be encountered.

Pratt & Sons, Inc. has indicated that they have completed satisfactory work on previous similar projects, but we have not had a chance to check any references as the bid opening was yesterday. Pending successful reference checks, we recommend that you award the contract to Pratt & Sons, Inc.

The Notice of Intent to Award is also included with this recommendation for your signature. We will execute the Notice of Award, Notice to Proceed, and Contract Agreement at the Contract Signing, which will occur during the Pre-Construction Meeting that we will schedule once we have checked references.”

Motion was made by Selectman Packard to award Phase I Wastewater Expansion Project to Pratt & Sons for \$1,291,950; second from Selectman Murphy. 4 approve/0 oppose

c. Selectmen's Concerns

- **Selectman Packard** voiced concerns regarding the condition of the lower level parking by the Municipal Parking lot.
- **Selectman Murphy** had no concerns.
- **Selectman Lone** had no concerns.
- **Vice-Chairman Zaidman** asked for the status of the Sandy Creek Road traffic study; Town Manager Peabody will reach out to the State and request their findings.
- **Vice-Chairman Zaidman** voiced concerns that commercial trucks continue to use Walker Street to which Town Manager Peabody responded that the dispatcher has been contacted two times.

d. Town Manager's Report/Deputy Town Manager's Report

Deputy Town Manager fleck submitted and read the following report into the record:

"TOWN OF BRIDGTON, DEPUTY TOWN MANAGER'S REPORT, August 27, 2019

Bridgton Fire Department: On August 19th the Fire Department responded to three separate serious calls concerning **lightning strikes to family dwellings**. We expected to be on guard as the weather service predicted possible serious storms, however, we did not expect the report of three possible structure fires within 8 minutes as a result of lighting strikes in three outlying areas of town; 1658 hours Del Chadbourne Road, North Bridgton; 1700 hours Kansas Road, Bridgton and 1706 hours Pondicherry Road, West Bridgton. We responded to these calls as well as a call for mutual aid assistance. As serious as each call was, thankfully no major fires or injuries occurred.

The Department has assisted **United Ambulance** with various recent serious calls. **Fire Department Chaplin, Pastor Mike Zullo**, has aided members whom have responded to the various emergencies.

We have completed the annual hose testing and breathing apparatus flow testing, apparatus pump testing and ladder testing will be completed in the next few months.

Bridgton Police Department: **Matt Regis**, new hire, is in his fifth week at the Maine Criminal Justice Academy in Vassalboro. He is expected to graduate on December 6th. The Bridgton Police Department has completed interviews for Officer Brandan George's replacement. We are conducting background checks and should have a final candidate within the next few weeks.

General: Testing of the beaches was concluded last week with the last test being conducted on Wednesday, August 21st. The maximum limit is 235cfu/ml (colony-forming unit per millimeter). We are happy to report the following averages: Highland Lake 35; Salmon Point Campground 17; Woods Pond 9; Salmon Point 20 and Plummers Landing 30.

The **downstairs cubicle space** accommodating Tom Harriman, Fire Chief; Todd Perreault, Emergency Management and David Madsen, Wastewater Superintendent is being renovated to accommodate an Emergency Operations Center and a larger office space for David. Currently David's office is temporarily located upstairs.

We are in the process of making arrangements for the **mandatory employee training** regarding sexual harassment as well as various state and local policies, on Thursday, September 26th. New this year will be an *active shooter training* which will be held on a different day.

We are in the process of working with BlackFly Media to plan a **groundbreaking ceremony** for the three big projects. The tentative date has since changed due to coordinating with dignitaries for their attendance. Once we can pin down a date, we will begin publishing the date, time and location...so stay tuned for more information on this very special event in the history of Bridgton.

Deadline for **voters to submit petitions** for placement on the referendum ballot and/or article on the ATM Warrant is Friday, September 6th.

The **Bridgton Community Center** has a new and improved website with comprehensive information on programs/services, assistance programs as well as a new and expanded calendar. Please take time to check it out at <https://www.bridgtoncommunitycenter.org>

Bridgton Recreation: Beginning Friday August 30, 2019, from 5-9PM, there will be **open gym** at the Bridgton Town Hall. There will be a fall foliage tour on October 9th to Wolfboro Inn sponsored by the Bridgton, Casco and Naples Recreation Departments. Cost is \$40 for residents and \$55 for non-residents. For additional information please contact the Bridgton Recreation Department at 647-1126, or register online at www.bridgtonmaine.org or with your Town.

School begins **tomorrow**, Wednesday, August 28th. So please be aware of buses and children walking and biking to school.

Respectfully submitted,

Georgiann M. Fleck, Deputy Town Manager"

9. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief update on the status of the Wastewater project.

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief update on the status of the Upper and Lower Main Street Streetscape projects. Information is available on the Town website and on the Town Facebook Page.

c. First & Last Resort

Town Manager Peabody has submitted letters to commercial brokers but has not received any response yet.

Additional Agenda Item

Motion was made by Selectman Lone to direct the Affordable Housing Preference Ordinance to the November Ballot for voter consideration; second from Selectman Murphy. 4 approve/0 oppose

10. Treasurer's Warrants

Motion was made by Selectman Packard for approval of Treasurer's Warrants numbered 17, 18, 19, 20, and 21; second from Selectman Lone. 4 approve/0 oppose

11. Public Comments on Non-Agenda Items

Julie Whelchel thanked Engineer Colin Dinsmore for quickly coming up with a solution for the Main Street Business signage during the Streetscape project.

Julie Whelchel is pleased with the reflective crosswalk cones and requested that they be kept out at night.

12. Dates for the Next Board of Selectmen's Meetings

September 10, 2019, September 24, 2019

13. Adjourn

Vice-Chairman Zaidman adjourned the meeting at 6:40 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk