

Board of Selectmen's Meeting Minutes
December 22, 2020; 4:00 P.M.

Board Members Present (Virtual): Liston E. Eastman, Chairman; Glenn R. Zaidman, Vice-Chairman; Carmen E. Lone; Paul A. Tworog; G. Frederick Packard

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix; Code Enforcement Officer Brenda Day; Public Services Director David Madsen; Finance Officer Charisse Keach; Police Chief Phill Jones (virtual); Health Officer Catherine Pinkham (virtual)

1. Call to Order

Chairman Eastman called the meeting to order at 4:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. 4:00 P.M. Workshop; Discussion of Request for Proposal of Legal Services

The Board heard from Finance Officer Charisse Keach, Code Enforcement Officer Brenda Day, Community Development Director Linda LaCroix, Planning Board Chairman Deb Brusini, Town Clerk Laurie Chadbourne, Deputy Town Manager Georgiann Fleck and Town Manager Robert Peabody. Discussion ensued. The consensus of the Board was to not move forward with a request for proposal for legal services.

4. Approval of Minutes

a. November 17, 2020

b. December 8, 2020

Motion was made by Selectman Tworog for approval of the minutes from the November 17, 2020 and December 8, 2020 Board Meetings; second from Selectman Lone. 4 approve/0 oppose (Selectman Packard was absent for the vote.)

Selectman Lone asked for an update on the plan regarding the upcoming weather event to which Town Manager Peabody will ensure that Emergency Management Director Perrault follow up with the Board.

5. Public Comments on Non-Agenda Items

Local Health Office Cathy Pinkham reported that she worked with a chef and put together twenty lasagna dishes together and were given to the local food pantry. The dish was well received and folks were happy.

Local Health Officer Cathy Pinkham reported that Emergency Management Director Todd Perreault is working on a command center and is she will assist in any way possible.

Local Health Officer Cathy Pinkham has attended monthly meetings with Maine Health Organization regarding COVID and has participated in another webinar through Maine Municipal Association. Town Manager Peabody thanked Officer Pinkham for doing an outstanding job.

Deputy Town Manager Fleck followed up on Selectman Lone's concerns with the upcoming weather situation and stated that EMA Director does follow operating procedures and will keep the Board advised.

6. Committee/Liaison Reports

Vice-Chairman Zaidman reported that Mary Jewett from the Pondicherry Park Steering Park Committee requested that he become a voting member of Bridgton; this will be added to the January 12th agenda.

Chairman Eastman shared reported on the progress of the Ordinance Review Committee. Police Chief Jones added that Animal Control Officer Hodgkins has been trained and is very familiar with Title 7 laws.

7. Correspondence, Presentations and Other Pertinent Information

Chairman Eastman brought agenda item 7a1 forward.

1. Correspondence from Mary Shorey

Town Manager Peabody read the following letter from Mary Shorey into the record, "Dear Town Manager and Members of the Board of Selectmen, Last Tuesday, I listened to the Selectmen's Meeting. I was concerned that the proposed TIF agreement for Woodlands Senior Living could be a hardship for the town businesses and property owners. Other businesses and property owners will need to absorb the tax burden that will not be shared by this new business. Due to the virus restrictions, many businesses and households are struggling financially. A 100% or 85% agreement over 10 or 15 years seems wrong under the circumstances. This winter, some residents told me they were likely to vote for the assisted living ordinance change, because this new business would share the local tax burden. Instead, Bridgton taxpayers will pay more. Since this business seems to be able to expand in these difficult times, the business seems better off and capable of finding other ways to improve its financial situation. Also, the Selectmen need to consider what costs this new facility will add to the Town budget because of assessing town services. On another topic discussed, in regard to the neighborhoods experiencing speeding problems, please address this problem for North High Street. The posted limits would be safe, if drivers would follow them. Watching the Town's speed limit measuring sign, it was apparent that many drivers were exceeding the limit by 10 to 15 miles per hour. It is difficult to enter and exit driveways safely and difficult for pedestrians and bikers to stay safe. I share Mr. Cossey's and the Highland Ave residents' concern about the dangers of roadways in Town. No. High Street is dangerous too. Sincerely, Mary P. Shorey"

a. Woodlands Memory Care of Bridgton Tax Increment Financing Amended Proposal

Community Development Director Lacroix provided a brief summary of the proposed Tax Increment Financing District and the potential impact to Bridgton. Director LaCroix reported that the voters agree as was evidenced by the overwhelming approval of the change to the district to enable the development of this facility. Town Manager Peabody provided additional information to support the development. **Motion** was made by Selectman Tworog to move forward with putting before the voters a TIF for this project that would be 85 percent for the first 10 years and 25 percent for the next ten years; (cost to be consumed by woodlands memory); second from Selectman Lone. 4 approve/1 oppose (Eastman was opposed)

1. Correspondence from Mary Shorey / *This item was addressed earlier in the meeting.*

b. MaineEco Homes – Lakewood Estates at Mt. Henry Subdivision Municipal Sewer

Justin McIver, Maine Eco Homes, reported that he is developing Lakewood Estates on Mt. Henry Road which would consist of one hundred twenty-eight units; the cost to bring the town sewer lines to the project is approximately \$325,000 with \$100,000 of that being the pump station. He is willing to pay for the lines if the town will pay for the pump station. Engineer Brent Bridges and Town Manager Peabody both support the connection and requested time to review potential funding options; they will bring their findings back to the Board.

8. New Business

a. Awards and Other Administrative Recommendations

1. Grader Repair Proposal by Public Services Director

Public Services Director Madsen requested approval to repair the transmission in the grader; the cost to replace is \$38,018. Discussion ensued. The Board directed Director Madsen to explore alternatives.

2. Additional Stop Sign at Intersection of Main Street and Kansas Road

Public Services Director recommended not to replace a stop sign at the intersection of Main Street and Kansas Road which stops traffic heading west from Junior Harmon Field. Police Chief Jones agreed with Director Madsen and added that the additional stop sign is not needed. **Motion** was made by Chairman Lone to approve the removal of the stop sign on Main Street at the Kansas Road intersection (which is currently not there); second from Selectman Packard. 4 approve/1 oppose (Vice-Chairman Zaidman opposed)

b. Permits/Documents Requiring Board Approval

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

Motion was made by Selectman Lone to approve Robert A. Peabody Jr. as Town Manager, Tax Collector, Treasurer, and Road Commissioner for a one year term commencing January 1, 2021 and ending December 31, 2021; second from Selectman Tworog. 5 approve/0 oppose

2. 2021 Annual Appointment Confirmations

Motion was made by Selectman Lone to confirm the 2021 appointments as submitted by the Town Manager; second from Selectman Packard. 5 approve/0 oppose

3. Accept Payment and Approve Quitclaim Deed to Torres (tax acquired property located on map 14, lot 52A; 200 Dugway Road)

Motion was made by Selectman Packard to accept the payment and approve a municipal quitclaim deed to Dale E. Torres for property described as Map 14 Lot 52A Town of Bridgton Tax Maps; second from Selectman Lone. 5 approve/0 oppose

4. Certificate of Commitment of Sewer User Rates Commitment #246

Motion was made by Selectman Lone to commit the September 1, 2002 to November 30, 2020 Sewer User Rate Commitment #246 comprising 2 pages totaling \$16,755.62 to the Treasurer for collection; second from Vice-Chairman Zaidman. 5 approve/0 oppose

5. Vote to Authorize Lease Purchase of \$163,546 and Related Accessories

Motion was made by Vice-Chairman Zaidman to vote to authorize the lease purchase of a 2021 western star truck with plow and related accessories in the principal amount of up to \$16,546 be adopted in form presented to this meeting; second from Selectman Packard. 5 approve/0 oppose

6. Land Use Enforcement Against Joseph T. & Rayanne M. Muise

The Board directed CEO Day and Health Officer Cathy Pinkham to work with the property owners for resolve and report back to the Board in March 2021.

7. Land Use Enforcement Against Randy Gardner

Motion was made by Chairman Eastman that town counsel is authorized and directed to file a Rule 80K enforcement proceeding against Mr. Gardner in Maine District Court (this approved vote may be incorporated into a future 80K enforcement lawsuit, showing the Board's action, as public officials, to initiate such 80K enforcement lawsuit; second from Selectman Tworog. 5 approve/0 oppose

8. Revised Fee Schedule

The Board requested that the sewer fees be clarified and will consider the schedule at their meeting on January 12, 2021.

9. Proposed Revision of the Bottle Collection Policy

Motion was made by Selectman Lone to approve the revised Bottle Collection Policy as amended; second from Vice-Chairman Zaidman. 5 approve/0 oppose

c. Selectmen's Concerns

- **Chairman Eastman** had no concerns.
- **Selectman Packard** had no concerns.
- **Selectman Tworog** asked about the budget process in extending the municipal subsidized day care by taking funds from another location and spending it. This program is an example of a program that was not approved or voted on by the voters and that funding was designated for other uses. As we go into budget season, as to whether we can move closer to a line item budget to carefully consider what is in each bucket and not move money around too much.
- **Selectman Tworog** had suggested to the Town Manager that it would be helpful if the Board was provided with the 2019, 2020 and 2021 salary and related for each year by department.
- **Vice-Chairman Zaidman** suggested that Sabattus Island be plowed out in the winter for parking. The Board agreed and Public Services Director Madsen will plow the area as requested.
- **Selectman Lone** had no concerns.

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

Deputy Town Manager Fleck read the following report into the record:

TOWN OF BRIDGTON
DEPUTY TOWN MANAGER'S REPORT
December 22, 2020

Recreation

Create hope, magic and togetherness in our Community!!! Join us on Christmas Eve at 6:00p.m., come outside and ring a bell for 2 minutes to spread the Christmas spirit and help Santa fly his sleigh! No bell? Sing a Christmas song...just join us and make this a town-wide event!

FREE PROGRAM! Snowshoe Club. Beginning January 12th; Middle School Tuesdays 3-4:15p.m.; Kindergarten through 5th grade Cohort A Wednesdays 3-4p.m. and Cohort B Thursdays 3-4p.m. Adults - day and time based on interest. Join us as we go through Pondicherry Park every week this winter. There are snowshoes available for all ages. Register online at BridgtonMaine.org under the recreation page! Volunteers are needed & Maine CDC Guidelines are followed.

Town Ice Rink is Opening! The ice rink located at 28 North High Street will open starting December 26th (pending outside temperatures). Check website for updates. Following CDC guidelines, must mask, maximum skaters in the building are 10 with a 1 hour time limit if others are waiting to skate, sign in and COVID screening questions before entering. Skates are available to use and are disinfected after each use.

For more information on these and more please refer to bridgtonmaine.org or call or text 647-1126. Have Fun, Stay Active and Stay Safe!

Closures

Effective Saturday, December 19th, the Transfer Station STORE will be closed due to updated COVID restrictions, until further notice. Stay tuned for further updates.

The Town Office will be closing at Noon on Thursday, December 24, 2020 and will be closed on Friday, December 25th, Christmas Day and on Friday, January 1st New Years Day.

Bridgton Fire Department

The Bridgton firefighters have been busy with the past few storms. The storm on December 5th and December 6th we dealt with approximately 28 calls for service over 24 hours. The fire hydrants in the village, and North Bridgton have been maintained and shoveled over the past few storms. We take this very serious and strive to keep them cleaned out and ready for service. Most of our annual testing has been completed, the last testing will be the ladder truck, all engines and ground ladders will be tested this Tuesday. Specialty Services cleaned and checked all four stations heating systems Monday of this week.

I would like to say thank to our Health Officer, Catherine Pinkham, for her dedication to the position and the citizens answering and responding to so many questions on various health issues as well as the Coronavirus. She is currently working with Todd Perreault, EMA Director, on an incident response policy. The Command Center is on its way! Catherine organized 20 home-made lasagna meals that were passed out at the Bridgton food Pantry recently. She continues to participate in pertinent MMA webinars and is in close contact with the CDC. We have also worked to establish a Health Officer page on our website with general information as well as information on the Coronavirus and on-line forms for general inquiries and concerns which will be forwarded to Catherine so she can review the questions, research and respond accordingly.

General

Georgiann M. Fleck, Deputy Town Manager and Nikki Hamlin, Executive Secretary, continue to participate in MMA classes...most recently were "Handling COVID during cold and flu season" and "Controlling indoor air quality to reduce COVID 19 transmission."

Masks are required upon entering the Town Office. If you forgot yours, there is a station at the entry door with masks and hand sanitizer available.

Masks are also required at the Bridgton Transfer Station.

I would like to take this opportunity to wish the Board, all the employees of the town and the Citizens of Bridgton a very Merry Christmas and a Happy and Healthy New Year!

Until next time....be safe and be well.

Respectfully submitted,

Georgiann M. Fleck, Deputy Town Manager

Vice-Chairman Zaidman left the meeting.

9. Old Business

a. Wastewater Status Update

Brent Bridges, P.E., provided a brief update on the wastewater status.

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief update on the upper and lower main street status.

c. Community Development Advisory Committee Recommendations for CDBG Infrastructure Development Funds

Community Development Director LaCroix provided an update on the Community Development Advisory Committee recommendations for CDBG infrastructure development funds. The committee supports two projects with the idea that anticipated funds will be sufficient to complete both. Director LaCroix will get the sidewalk from Shorey Park area to the start of Kennard Street and the pedestrian bridge to run beside the Willet Road Bridge into application form.

10. Treasurer's Warrants

Motion was made by Selectman Lone for approval of Treasurer's Warrants numbered 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 and 85; second from Selectman Packard. 4 approve/0 oppose

11. Public Comments on Non-Agenda Items

There were no public comments.

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

January 12, 2021

January 26, 2021

13. Adjourn

Chairman Eastman adjourned the meeting at 8:17 P.M.

Respectfully submitted,

Laurie L. Chadbourne,
Town Clerk