

Board of Selectmen's Meeting Minutes
May 25, 2021; 3:30 P.M.

Board Members Present: Liston E. Eastman, Chairman; Glenn R. Zaidman, Vice-Chairman; Carmen E. Lone; G. Frederick Packard

Administration Present: Town Manager Peabody; Deputy Town Manager Georgiann Fleck

Administration Virtual: Paul A. Tworog

Administration Absent: Town Clerk Laurie Chadbourne

1. Call to Order

Chairman Eastman called the meeting to order at 3:30 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. 3:30 P.M.-4:00 P.M. Executive Session per MRS Title 1, Section 405.6.E. for Consultation with Town Attorney

Motion was made by Vice-Chairman Zaidman to enter executive session at 3:32 P.M. per MRS Title 1, Section 405.6.E. for consultation with the town attorney; second from Selectman Packard. 5 approve/0 oppose

Motion was made by Vice-Chairman Zaidman to exit executive session at 4:13 P.M.; second from Selectman Packard. 5 approve/0 oppose

4. 5:00 P.M. Approval of Minutes

a. April 27, 2021

b. May 11, 2021

Motion was made by Vice Chairman Zaidman for approval of the minutes from April 27, 2021 and May 11, 2021 Board Meetings; second from Selectman Packard. 5 approve / 0 oppose

5. Public Comments on Non-Agenda Items

Bill Preis said that I have been running the ping pong club for 17 years. The question is does the town wish to continue the adult ping pong program at the Town Hall or is the town killing the program and looking to shut it down? Chairman Eastman said this subject matter is under agenda item #9. Mr. Preis said yes, I would like to take my 3 minutes and get my opinion across. During the past 17 years I have volunteered to run the adult ping pong club at the town hall which has required minimal involved with town staff and resulted in positive revenue. Over the past 17 years we have had 7 ping pong tables and currently have 4. During those years I repaired any minimal damage done and when there was more significant damage, I requested the town pay for the parts which were approximately \$200.00. I was told that I would need to assume all responsibility for damage and theft to the tables. I met with Peter Oberg, Oberg Insurance, and that it is nearly impossible. A few years ago I was informed that the tables were in the way during voting. The tables were relocated to the ice rink and were damaged during the move. This morning I met with Town Clerk Chadbourne who showed me an empty storage closet where the tables could be stored. The Town is not responsible for repairing any damage or theft and find a way to keep them in the building under lock and key in the Town Hall. I would like to continue to run the program, make repairs as necessary and make donations to the town. I would like an up or down vote from the Board of Selectmen this evening. Chairman Eastman said I would like to suggest that we move item 9 up for discussion. Town Manager Peabody suggested that the Board wait for Recreation Director Colello who oversees the building and will soon be present.

6. Committee/Liaison Reports

There were no committee/liaison reports.

7. Correspondence, Presentations and Other Pertinent Information

a. Request from BHOP to temporarily Block Parking Lot Entrance for Outside Seating

Town Manager Peabody said that Spyridon Hronarakis has made the request for the same thing he did last year. Mr. Hronarakis said even though the requirements for masking has been lifted we would like to offer the outside seating because some people are still uncomfortable with inside dining. There has also been changes within the restaurant to accommodate take-out which decreased the space for inside dining. We had positive feedback for the outside dining. He would like to request permission for the outside seating for one more year while we address the logistics of renovations to accommodate the new age of indoor dining and take-out. Member Lone said if we approve this it will be with all the same precautions that were put in place last year. Mr. Hronarakis said yes.

Motion was made by Vice-Chairman Zaidman to approve the use of the entrance to the municipal parking lot located between the Bridgton House of Pizza and the Town Park for outdoor seating. Said permission to begin June 1, 2021 and expire September 30, 2021; second from Selectman Tworog. 5 approve / 0 oppose

Chairman Eastman brought agenda item 9.C "Ping Pong Tables and Program" forward for discussion.

9. Old Business

c. Ping Pong Tables and Program

Mr. Preis recapped the statement he made under Item 5 "Public Participation". Recreation Director Gary Colello, said we have cleaned out those closets and stored them in the ice rink temporarily. The space is available for maybe two tables in the closet, however, it still does not resolve the issue of privately owned property stored on town property. We support the program and I have no problem working with the Ping Pong Club. Vice Chairman Zaidman said I would like to suggest that Recreation Director meet with Mr. Preis to see if the closet will work for the tables and have a conversation with Town Manager Peabody and report back to the Board at our next meeting. Chairman Eastman said I still do not support private property being stored on Town property. Vice Chairman Zaidman said what is the liability to the town? Town Manager Peabody said it would be the Town's liability. Vice Chairman Zaidman said are you willing to donate the equipment to the Town? Mr. Preis said would the Town be willing to get a rider on their insurance? Town Manager Peabody said no, it is not Town owned property.

b Update on Consolidation Review by Planning Board

Planning Board Chairman Deb Brusini was present to review the schedule for Consolidation. We are hoping that the consolidation will be completed in time to include on the warrant. Prior to that I would like to suggest we schedule a joint workshop with the Board of Selectmen to include the public and local contractors. Vice Chairman Zaidman said I would suggest you advertise the workshop and send out letters to local contractors so they are aware of the workshop giving them the opportunity to participate.

8. New Business

a. Awards and Other Administrative Recommendations

1. Discussion of Bridgton Court Lease

Town Manager Peabody said in 2015 I realized the Lease had not been updated for years. At that point Deputy Town Manager, Georgiann Fleck, and I began discussions with representatives of the Court but the negotiations did not happen. It has taken us to now, 2021, to get a proposed lease for review. I did have several Department Heads review the proposed lease for feedback. With their requirements for custodial work I suggested they hire their own custodian and their response was to decrease the lease amount by \$15,000. In our conversation with the new administrator, Jeremy Gray, he said this is the lease they demand of everyone. I want the Board to consider the proposed lease and determine if the amount we receive is enough? The Board concurred that it is not. Town Manager Peabody asked if the Board would like me to notify the administrator that the court would be responsible to pay all electrical, heat, janitorial services, water and sewer? The Board concurred.

b. Permits/Documents Requiring Board Approval

1. Certificate of Commitment of Sewer User Rates Commitment #251

Motion was made by Vice Chairman Zaidman to commit the February 1, 2021 to April 30, 2021 Sewer User Rate Commitment #251 comprising 2 pages totaling \$8,462.52 to the Treasurer for collection; second from Selectman Lone. 5 approve / 0 oppose

2. Victualer's License

a. Ruby Food (160 Main Street)

b. Maine Lobster Express (7 Main Street)

Motion was made by Vice Chairman Zaidman to approve Victualer's Licenses for Ruby Food and Maine Lobster Express; second from Selectman Packard. 5 approve / 0 oppose

c. Selectmen's Concerns

- **Selectman Packard** requested that the police department monitor the speed at the intersection of Route 302 and Willis Park Road.
- **Selectman Tworog** requested that if we don't have the auditor's report by the next meeting that representatives attend the next meeting to explain the delay. Town Manager Peabody said they have notified the Town of Bridgton that they will not be completing the third year of the contract. Finance Officer Keach briefed the Board on the correspondence submitted. I have received a draft but not a final. Town Manager Peabody said we can request that they attend the next Board of Selectmen's meeting on June 8, 2021.
- **Vice-Chairman Zaidman** wanted to know what Build Maine was? Town Manager Peabody said Community Development Director, Linda LaCroix, will be present for the Public Hearing and can explain.
- **Vice Chairman Zaidman** said I noticed on the warrant the purchase of a back pack blower from Amazon and wanted to know if a quote was sought locally.
- **Chairman Eastman** said the stripping on Main Hill by the monument is non-existent. Town Manager Peabody said we have just ordered DOT compliant stencils.
- **Selectman Lone** - none

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

Deputy Town Manager Fleck read the following into the record:

TOWN OF BRIDGTON DEPUTY TOWN MANAGER'S REPORT - May 25, 2021

NEEDED IMMEDIATELY...LIFEGAURDS, SUMMER CAMP and SWIM INSTRUCTORS. Must be 15 years old. Contact Recreation Director Gary Colello at 647-1126 for more information or refer to our website at www.bridgtonmaine.org.

Health Officer

Health Officer, Catherine Pinkham continues to monitor availability of the COVID vaccinations and locations so she can alert the public. Catherine continues to participate in the bi-monthly conference calls with Maine Health and the CDC briefing to keep up on the ever-changing COVID 19 virus and vaccinations. As of May 24th all capacity limits for indoor and outdoor gatherings are lifted, physical distancing requirements for indoor and outdoor settings are eliminated and face coverings are no longer required in all public settings. Tick Season is in full-swing so please be cautious and check your body and clothing when you come indoors. Please refer to the Town of Bridgton website, Health Officer page, for updates.

Bridgton Recreation Department

Summer fun is on its way! Fireworks are scheduled for July 3rd, Fourth of July Parade on July 4th and the Zerbini Family Circus on August 12 and 13.

Bridgton Fire Department

The Department has been busy the past few weeks assisting mutual aid towns with wildland fires, in Paris, Brownfield, Harrison and a few in our community. The department responded to a fully involved residential dwelling on Beechwood Lane in Bridgton on May 19th, a delay in notification was a factor, no injuries were reported. The State Fire Marshal's Office is investigating the origin and cause of the fire. The Chief assisted the CEO and Planning Board with Impact Statements and meetings for multiple new business projects in town. The Department completed our annual breathing apparatus flow testing by vendor as required. All the annual

testing is complete until the fall. The Department held a BBQ for Chief Harriman's retirement. Chief Harriman's last day on the job is Monday, May 31st.

Code Enforcement Office

For the month of April 2021, 29 building permits were issued with a total to date of 73 with an approximate valuation of \$8,471,583 (This is 28 over last year). 10 applications were submitted for review by Planning Board or Department review. Approved by the Planning Board was – Mountain Road Storage, North High Street Solar, Lakewood Estates Subdivision and Harrison Marina. Approved by Department Review was Maine 4H Foundation, E.S. Barber Co, A Corked Fork and Trailside Lobster. We welcome these new businesses and wish them the best of luck.

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

Respectfully submitted,
Georgiann M. Fleck, Deputy Town Manager

9. Old Business

a. Wastewater Status Update

Town Manager Peabody said just a reminder there is a Waste Water Workshop with Woodard and Curran scheduled for Wednesday, May 26, 2021 at 5:00p.m.

Their anticipated work over the next two weeks is: Review sewer extension fact sheet with Maine Eco Homes; put waste water treatment facility and pump stations out to bid; discuss preparation of preliminary engineering report and environmental report for funding by rural development USDA with Town; review next step to meet with EDA regarding funding of sewer extension project; continue design of road and drainage work; discuss road paving options for water and sewer effected roads with Town; refresh map and description of work for two period beginning May 17 and May 24. Over the past two weeks they met with owners of Nulty Street and Kennard Street to discuss connections. When we go into an area they are sending a representative to meet with the homeowners.

b. Streetscape: Upper and Lower Main Street Status Update

The sidewalk in front of JDecor was repaired last week. Still waiting on when they will be back to do the crosswalks.

On Lower Main Street on Wednesday, May 26, they will finish pavement patching around sewer man holes, during the week of June 1 to June 4 they are going to be installing for the landscaping and the trees, wearing course pavement installation on the sidewalks and they are going to confirm that Glidden this week, the week of June 7 to June 11 they will begin installing the impervious pavement. Chairman Eastman said did the Board decide to do the crosswalks the same as upper Main. Town Manager Peabody said no they will be the normal crosswalks style.

Bob McHatton, Community Development Committee (CDC) Member, said that the CDC will be walking up Main Street to look at Main Street for hardscape and look at possible projects.

10. Treasurer's Warrants

Motion was made by Vice-Chairman Zaidman for approval of Treasurer's Warrants numbered 140, 148, 149, 150, 151 and 152; second from Selectman Packard. 5 approve/0 oppose

11. Public Comments on Non-Agenda Items

Planning Board Chairman Brusini wanted to thank Tom Harriman, Fire Chief, for his assistance with the Planning Board. He is diligent with the impact statement and attendance to the Planning Board meeting and is ready and willing to answer questions that the Board and the public might have. I also want to thank Chairman Eastman for his service.

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

May 26, 2021

June 8, 2021

June 22, 2021

4:50p.m. Chairman Eastman recessed the meeting to 6:00p.m. for the Public Hearing.

13. 6:00P.M. Public Hearing

The Municipal Officers of the Town of Bridgton will hold a Public Hearing at 6:00 P.M. on May 25, 2021 in Bridgton to hear public comment on the following questions that will be presented to the voters via referendum ballot on June 8, 2021.

Chairman Eastman read each of the following questions aloud for the public. Department Heads; Laurie Chadbourne, Town Clerk; Gary Colello, Recreation Director; Brenda Day, Code Enforcement Officer; Tom Harriman, Fire Chief; Charisse Keach, Finance Officer; Linda LaCroix, Community Development Director; Todd Perreault, EMA; Catherine Pinkham, Health Officer and Phil Jones, Police Chief; Robert A. Peabody, Jr., Town Manager and Georgiann M. Fleck, Deputy Town Manager were present to answer any questions, comments or concerns.

There were no questions, comments or concerns expressed by Board Members, Department Heads or the public.

TOWN OF BRIDGTON
Municipal Officers' Notice of Public Hearing on Secret Ballot Referendum

The Municipal Officers of the Town of Bridgton will hold a Public Hearing at 6:00 P.M. on May 25, 2021 in Bridgton to hear public comment on the following questions that will be presented to the voters via referendum ballot on June 8, 2021:

Question 1. Shall an ordinance entitled, "Amendments to the Disorderly House Ordinance," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Question 2. Shall an ordinance entitled, "Amendments to the Nudity Ordinance," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Question 3. Shall an ordinance entitled, "Amendments to the Town of Bridgton Land Use Ordinance to Modify Certain Dimensional Requirements," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Question 4. Shall an ordinance entitled, "Amendments to the Town of Bridgton Land Use Ordinance to Allow Uses Similar to Other Allowed Uses," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Question 5. Shall an ordinance entitled, "Amendments to the Town of Bridgton Land Use Ordinance to Modify Landscaping Requirements in the IC, OC, and MUC Districts," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Question 6. Shall the Town vote to appropriate the sum of \$3,719,129.00 from Anticipated Revenues, the Unassigned Fund Balance, Bridgton Trust Fund and Moose Pond Trust Fund to reduce property taxes for the 2021/2022 fiscal year?
Board of Selectmen Recommend a YES vote.

Question 7. Shall the Town vote to raise and appropriate the sum of \$3,347,017.00 for the cost of General Government to include Contingency and Long-Term Debt?
Board of Selectmen Recommend a YES vote.

Question 8. Shall the Town vote to raise and appropriate the sum of \$1,713,569.00 for the cost of Public Safety?
Board of Selectmen Recommend a YES vote.

Question 9. Shall the Town vote to raise and appropriate the sum of \$2,671,405.00 for Public Works and Capital Expenditures/Other Services?
Board of Selectmen Recommend a YES vote.

Question 10. Shall the Town vote to raise and appropriate the sum of \$16,500.00 for the cost of annual stipends for the Board of Selectmen and Planning Board?
Board of Selectmen Recommend a YES vote.

Question 11. Shall the Town vote to raise and appropriate the sum of \$62,550.00 for Outside Agencies?
Board of Selectmen Recommend a YES vote.

Question 12. Shall the Town vote to raise and appropriate the sum of \$193,937.00 for Outside Services?
Board of Selectmen Recommend a YES vote.

Question 13. Shall the Town vote to raise and appropriate the sum of \$893,406.00 for County Fees and Taxes?
Board of Selectmen Recommend a YES vote.

Question 14. Shall the Town vote to appropriate the sum of \$198,767.00 from the Community Development Block Grant for community development projects approved by the Board of Selectmen?
Board of Selectmen Recommend a YES vote.

Question 15. Shall the Town vote to appropriate, and authorize the Board of Selectmen to expend, up to \$259,096.00 from the Route 302 Tax Increment Development Program for the purposes of that program?
Board of Selectmen Recommend a YES vote.

Question 16. Shall the Town vote to fix the date when property taxes become due and payable with the first quarter payment being due and payable on August 15, 2021; second payment being due and payable on November 15, 2021; third payment being due and payable on February 15, 2022; fourth payment being due and payable on May 15, 2022 and that an interest rate of 6% per annum be charged on all unpaid taxes after these dates until those taxes are paid in full (36 MRS § 505.4)?

Question 17. Shall the Town vote to set an interest rate of 2% as the rate to be paid to taxpayers who pay amounts in excess of amounts finally assessed and authorize any such interest paid or abatements granted to be charged against the annual overlay (36 MRS § 506)?

Question 18. Shall the Town vote to fix the rate of interest on delinquent wastewater charges at 6% interest per annum?

Question 19. Shall the Town vote to authorize the Tax Collector to accept pre-payment of taxes not yet due or assessed (36 MRS § 506)?

Question 20. Shall the Town vote to authorize the Board of Selectmen to enter into boundary line agreements with abutting property owners to establish the boundary line of any property of the Town, including the boundary lines of the rights-of-way of roads?

Question 21. Shall the Town vote to authorize the Board of Selectmen to waive the foreclosure of a tax lien mortgage pursuant to 36 MRS § 944 upon a finding by the Board of Selectmen that ownership of the property subject to the lien would be contrary to the Town's best interest?

Question 22. Shall the Town vote to authorize the Board of Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of taxes thereon, on such terms as they deem advisable, and to execute quitclaim deeds for the property; with property to be disposed of by written policy and on terms the Board of Selectmen deem advisable, except that the Municipal Officers shall use the special sale process required by 36 MRS § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s)?

Question 23. Shall the Town vote to authorize the Board of Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of wastewater assessments thereon, on such terms as they deem advisable, and to execute quitclaim deeds for the property; property to be disposed of by written policy and on terms the Board of Selectmen deem advisable?

Question 24. Shall the Town vote to authorize the Board of Selectmen to sell Town-owned land that the Board of Selectmen has determined to be surplus, other than land acquired for non-payment of taxes or wastewater assessments, and to conduct the sale of such land by sealed bid, public auction or through an agent or multiple listing, whichever the Board of Selectmen deems to be in the best interest of the Town; and to deliver a quitclaim deed to the successful purchaser; provided that at least 30 days prior to selling, or obligating the Town to sell, such surplus land, the Town shall mail written notice to the abutters at their addresses on file with the Town, give notice on the Town's website, post at least one notice on a social media platform used by the Town, and publish at least one notice in a newspaper of general circulation in the Town? The net proceeds of any sale shall be deposited into the Town's general fund.

Question 25. Shall the Town vote to authorize the transfer of all unexpended balances to fund balance, excepting those carried forward funds, and to authorize any overdrafts that may occur in the Town operations in the 2021/2022 fiscal year to be taken from fund balance?

Question 26. Shall the Town vote to authorize the Board of Selectmen to sell or dispose of equipment that is no longer of any use, or is unusable?

Question 27. Shall the Town vote to authorize the Board of Selectmen and Treasurer, on behalf of the Town, to accept gifts, real estate, and funds, including trust funds, that may be given or left to the Town?

Question 28. Shall the Town vote to authorize the Board of Selectmen to apply for and accept grants on behalf of the Town, and to expend the proceeds thereof for the purposes for which they are received, provided that the terms of the grants do not require the Town to expend other funds which have not been appropriated by the Town?

Question 29. Shall the Town vote to participate in the Cumberland County Housing and Community Development Programs of the Federal Department of Housing and Urban Development, including but not limited to the Community Development Block Grant Program (CDBG) and the HOME Program; to designate its population to be included in the calculation of Cumberland County's funds by the U.S. Department of Housing and Urban Development and to authorize the Board of Selectmen to execute an agreement with Cumberland County to formalize the same?

Chairman Eastman closed the Public Hearing at 6:13 P.M.

14. Adjourn

Chairman Eastman adjourned the meeting at 6:14 P.M.

Respectfully submitted,

Georgiann M. Fleck
Deputy Town Manager