

Town of Bradford
Board of Selectmen Meeting Minutes
@Bradford Community Center Building
September 7, 2023 @ 6 PM

Item 1. CALL MEETING TO ORDER – FLAG SALUTE. Chairman Hanson called the meeting to order at 6:01PM, followed by the pledge.

- A. Board Members present:** Julie McCarthy, Edward Nevells, Carlene Oakes, Levi Surette, Chairman Errol Hanson.
- B. Employees Present:** Lois Jones.
- C. Residents Present:** Peggy Nevells, Joyce Dyer, Candace Jones, Rich Fredericks.
- D. Non-Residents Present:** Stephen Wagner & Kristi Trafton from Rudman Winchell.

Item 2. APPROVE MINUTES.

- A. August 21, 2023.** Selectman Oakes made a motion and Selectman McCarthy 2nd to approve the minutes, as written. All in favor.
- B. August 31, 2023.** Selectman Oakes made a motion and Selectman McCarthy 2nd to approve the minutes, as written. All in favor.
- C. September 5, 2023.** Selectman Oakes made a motion and Selectman McCarthy 2nd to approve the minutes, as written. All in favor.
- D. September 6, 2023.** Selectman Oakes made a motion and Selectman McCarthy 2nd to approve the minutes, as written. All in favor.

Item 5A taken out of order: Selectman Oakes made a motion and Selectman McCarthy 2nd to approve the minutes, as written. All in favor.

Selectman McCarthy made a motion and Chairman Hanson 2nd to go into executive session at 6:06pm under 1 MRS 405 (6) E, to meet with the Town's Attorney. All in favor.

Selectman McCarthy made a motion and Chairman Hanson 2nd to come out of executive session at 6:45pm. All in favor.

Selectman McCarthy made a motion and Chairman Hanson 2nd to instruct the Town's attorney to draft a moratorium ordinance concerning rooming houses and shelters and moved for a public hearing to be held on Monday, September 18th, at 6:00PM, followed by the regularly scheduled Selectmen's meeting. All in favor.

The Town's Attorney, Stephen Wagner, explained to the gallery the reasons and process for the moratorium. A draft ordinance will be provided for the public hearing. Once questions are answered, then the moratorium will go to a special town meeting vote. The public hearing allows for residents to participate in the discussion and to be heard. If needed, the moratorium can be dated retroactive to today's date.

Item 3. TREASURER'S WARRANTS.

- A. Payroll #62, 63.** Chairman Hanson made a motion and Selectman McCarthy 2nd to approve the warrants. Four in favor – Selectman Oakes abstained.
- B. Accounts payable #64.** Selectman Oakes made a motion and Selectman Nevells 2nd to approve warrant #64, except the invoice for E & E Powerlines – that check to be voided. Three in favor – Selectman Surette opposed – Chairman Hanson abstained.

Item 4. PUBLIC COMMENT.

- A. Joyce Dyer** – Informed the Board that there will be a Planning Board meeting on September 13th, to vote on officers.

Item 5. NEW BUSINESS.

- A. Meeting with Town Attorney RE Middle Road.** Taken out of order after Item 2D.

- B. **Hiring of Town Manager – town manager contract.** Taken out of order – under Item 11A.
- C. **Abatement.** Selectman Nevells made a motion and Chairman Hanson 2nd to approve the abatement for Haily Fortier, at 304 Station Road. All in favor.
- D. **Set Public Hearing for new General Assistance Maximums and ordinance updates.**
The current maximums expire on September 30th, so this needs to be completed ASAP.
Selectman McCarthy made a motion and Chairman Hanson 2nd to hold the public hearing at the beginning of the September 18th regular Board meeting. All in favor.
- E. **Cemetery and Mowing Maintenance contract discussion.** Manager has visited some of the cemeteries – some have been mowed and some have not. There are a few items to consider – the time frame of the bid being presented in the winter – may cause contractor the ability to know the parameters required in the bid. Also, there has been a lot of rain, causing the grass to grow much quicker than expected. Manager provided photos and suggested a thorough appraisal of the cemeteries for any future mowing contracts, and that those contracts be much more specific for expectations.

Item 6. OLD BUSINESS.

- A. **Town Revaluation.** Tabled. Manager will inquire of the less expensive Assessor if 10% will hold place in line and if it is refundable if not approved at Town Meeting.

Item 7. ROAD COMMISSIONER’S REPORT.

There was some discussion of the lack of a culvert on the Atkinson Road, near Mike Smith’s.

The two driveway culverts on the Lagrange Road have been replaced. There was some discussion on the size and shape of riprap used. “Proper” riprap – fractured 5-9 inch stone – is much more expensive and hard to find. There was also some discussion on the placement of check dams between the culverts in an effort to slow the water flow.

The decision on the next grading will be delayed to the next Board meeting. There will only be one more grading before winter. When it happens, there was a request to fix a spot by Bob Mowdy’s on Wilder Davis Road.

Item 8. SELECTMEN CONCERNS.

- A. **Levi** – None.
- B. **Carlene** – Asked about when the cold-patching will happen. It was answered that it will be maybe next week.
- C. **Ed** – Had received a complaint on the Pond Road, where the new pavement meets the gravel, there is a difference in elevation and needs leveling.
- D. **Julie** – Asked if she still had permission to reach out to the attorney for the Food Sovereignty Ordinance. It was agreed she had the right to reach out to the attorney and review the redline version of the ordinance provided by the attorney.
- E. **Errol** – Commented that the stop sign at the intersection of Reeves and East Road was stuck back in the ground. Voiced a concern of winter salt being delivered wet. For the next agenda, would like to discuss conflict in the office and the email sent to MMA regarding a relative being an applicant for Town Manager.

Item 9. ADDITIONAL AGENDA ITEMS.

- A. **Code Enforcement Officer** – CEO Dwight Tilton submitted his resignation, with his last day to be September 30th.
- B. **Erik Hanson** – Asked if the Board would like poles to hold the screen over the culverts. Board will consider.

Item 10. CORRESPONDENCE.

- A. **Maine Revenue Services – Preliminary 2024 State Valuation-Amended.** Manager provided document from State with a preliminary certified ratio of 63%. Manager believes that the adjustments made by the assessor for 2023 commitment has not yet been provided to the State. Manager will work with Assessor to be sure all documentation is submitted, as needed, to the State.

- B. **Lilliana Ainsworth – Thank you card.** Read and acknowledged.
- C. **LRAP submission.** Manager informed board the amount of funds the Town will receive for 2023.

Item 11. EXECUTIVE SESSION.

A. 1 MRS 405 (6) A – to discuss contents of manager’s contract and review candidates.

Selectman McCarthy made a motion and Chairman Hanson 2nd to go into executive session under 1 MRS 405 (6) A to discuss the manager’s contract and review candidates, at 8:29pm. All in favor.

Selectman Oakes made a motion and Chairman Hanson 2nd to come out of executive session at 9:17pm. All in favor.

Item 12. ADJOURN. Selectman Oakes made a motion and Selectman Surette 2nd to adjourn the meeting. All in favor.

Respectfully submitted,

Lois A. Jones
Town Manager

Approved on _____, 2023 by:

Errol Hanson, Chairman

Julie McCarthy

Edward Nevells

Carlene Oakes

Levi Surette