

**TOWN OF BRADFORD**  
**BOARD OF SELECTMEN'S MINUTES**  
**Thursday, February 2, 2023**

Item 1. **Open meeting:** 6:05 pm

**Attendance:** Errol Hanson, Amber Hines, Julie McCarthy, Carlene Oakes

6:34 pm Timothy Bubar

**Pledge of Allegiance-** commenced

**Item 1. Approval of December Jan. 26, 2023 minutes- Motion made** by Selectman A. Hines and 2<sup>nd</sup> by Selectman C. Oakes to accept minutes as presented

**Vote     3 in Favor     0 in the Negative**

**Item 2. Review of Treasurer's Warrants: 5, 6, 7 and 8 Motion made** by Selectman C. Oakes and 2<sup>nd</sup> by Selectman A. Hines to accept warrants as presented

**Vote     4 in Favor     0 in the Negative**

**Item 3. Open Session: 5 Residents**

B. Hanson thanked the Board for taking care of the trees and purchasing the stone cleaning material

E. Nevells- noticed that other towns have started to post their roads

**Item 4. Committee Reports:**

**a. Planning Board / CEO:** report handed out

**b. Future Fire Station Committee:** Senator Collins will be here February 10<sup>th</sup> the celebration will take place between 10:30 to 11:30. Light refreshments- coffee-punch small thank you gift for her and C. Woodcock. First have the news crew film the fire station and then here at the community center.

USDA doesn't have the new guidelines as of yet. Until March 31<sup>st</sup> their loan rate is at 3.75%. We will need to get a construction loan to start the project. The USDA loan doesn't start until the project is at the punch list. Meeting the March 31<sup>st</sup> deadline could be difficult due to the work that is involved in their loan.

**c. Recreation Committee/ Bradford Days committee:** no report

**d. Fire Department:** Fire Chief asked what should be done with the old air packs- sell them/ give them away? J. McCarthy will make some calls.

J. McCarthy had a citizen concern about the fire chief and what is says in the ordinance- was he E.M.S. certified, was he attending county monthly meetings and training with other towns. The Chief stated he was not EMS certified but has been trying to get into a class that is within a reasonable distance from the area. There have been fewer classes since covid. Responds to the monthly county meetings, Chief responded no, due to work schedule but attends the quarterly general alarm meetings.

The last question J. McCarthy asked if they trained with other towns the answer was yes.

**Road Commissioner:**

1. Work that has been done since last meeting- no work  
C. Oakes asked H.A. Higgins about how much sand do we have- he thought there to be 600 to 700 yards. On the average when it is just a snow storm, they sand 1time using approximately 75 yards, when it rains, they sand 3 times
  2. Update on the beaver issue- things are frozen up
- e. **Town Manager:** no written report  
Questions asked by J. McCarthy- has any one applied for the Utility Credit Ordinance- no; Has the chair rack been ordered yet- no; Has an appointment been made with S.J. Rollins- yes and have their quote for the next budget meeting. J. McCarthy asked about the personal property policy was it legitimate or not.

**Item 5. Old Business:**

- a. **Text messaging plan- table until put into place**
- b. **Rock rake waiting for payment–**
- c. **Town Web site- table until put in to place (February hopefully)** J. McCarthy has heard form J. Pineo she has been busy but once she gets going on it, it should go quickly.
- d. **Camera on the oil tank – T. Bubar – Blink system-** Erik Hanson volunteered to bring his over to see if it would work. Also look into to if you can blink web site using a dummy phone number.
- e. **Fund Balance Policy- J. McCarthy-** was given the end of the year revenue and expense reports with last meeting financial reports; the sum of carrying amounts- \$188,272.00; the sum of pre- paid taxes- \$6,151.93

**Motion made by Selectman J. McCarthy to use the fund balance policy modeled after Corinna’s policy. No seconded motion dies**

During discussion J. McCarthy asked to run the numbers again and then to review it at the next budget workshop.

- f. **Discussion on which TM evaluation to use- J. McCarthy-** J. McCarthy presented the evaluation labeled #9 had made some changes to it.  
**Motion made by Selectman J. McCarthy and seconded by Selectman E. Hanson to use evaluation #9, complete it for February 23<sup>rd</sup> meeting.**

**Vote 5 in Favor 0 in the Negative**

**Motion made by Selectman J. McCarthy and 2<sup>nd</sup> by Selectman E. Hanson to purchase a fire safety lock box and not spending more than \$100 for the town manager’s evaluations, reprimands and contract.**

**Vote 4 in Favor 1 in the Negative (C. Oakes)**

- g. **Estimate on stripping/ waxing gym floor-** came out on 01/31/23

- h. Decision on Lawn Care Bids –Motion made by J. McCarthy and 2<sup>nd</sup> by Selectman T. Bubar to award the Lawn Care Bid to E & E Powerlines for \$24,950.00.**

**Vote 4 in Favor 0 in the Negative 1 abstention (E. Hanson)**

- i. Decision on Winter Maintenance Bids- Bids were opened at the last selectmen's meeting- Chair reviewed the bids. Motion made by Selectman A. Hines and 2<sup>nd</sup> by Selectman C. Oakes to award the winter maintenance bid to R. Higgins.**

**Discussion: talked about the total of the sand price**

**A. Hines-Rob does a good job he has the experience it would avoid the conflict with E. Hanson being one of the road commissioners  
T. Bubar had no complaints both would do excellent work there are pros and cons for both**

**J. McCarthy stated for her it is the cost and Erik is from Bradford**

**Vote 2 in Favor 2 in the Negative 1 abstention (E. Hanson)**

**Motion made by J. McCarthy and 2<sup>nd</sup> by T. Bubar to award the winter maintenance bid to Hanson & Sons**

**Vote 2 in Favor 2 in the Negative 1 abstention (E. Hanson)**

**Motion made by Selectman T. Bubar and 2<sup>nd</sup> by Selectman C. Oakes to go into executive session under 1.M.R.S.A. §405(6)(D) labor negotiations**

**Vote 4 in Favor 0 in the Negative entered in at 7:15 pm**

**Motion made by Selectman T. Bubar and 2<sup>nd</sup> by Selectman C. Oakes to come out of executive session under 1.M.R.S.A. §405(6)(D) labor negotiations**

**Vote 4 in Favor 0 in the Negative ended at 7:48 pm**

No decision- action taken: to call the lawyer to see where we go from here due to the issue of the 2 motions that were made and both ending in a tie 2 to 2.

**Motion made by Selectman A. Hines and 2<sup>nd</sup> by Selectman T. Bubar to extend the meeting to 9 pm**

**Vote 5 in Favor 0 in the Negative**

#### **Item 6. New Business:**

- a. Sign Quitclaim deed-** acted on
- b. Decision on how two fund fire station:** Chair presented information from Camden National Bank on borrowing the Towns' portion of the funding for the new fire station. Question to ask them is there a prepayment penalty if we only need the loan for a couple of years paying it off with a USDA which could have a lower interest rate. There is no prepayment penalty with them.

E Hanson stated that we should see what the bids come in at for the new fire station before we borrow any money for project.

- c. Account 1053- Motion made by Selectman A. Hines and 2<sup>nd</sup> by Selectman C. Oakes to abate the remaining funds on account 1053 if the land owner pays \$425.00 on the account, makes the trailer inhabitable by removing the furnace and plumbing then refurbishing it into a goat barn and shed. If possible, to make it non visible from the road.**

**Vote 5 in Favor 0 in the Negative**

- d. Citizen complaint reported by J. McCarthy-** Select Board meetings for January was posted improperly- J. McCarthy sent them a copy of the newsletter. You only have to post your schedule one time.
- e. Newsletter Article on Water Retention Pond-** A. Hines edited the article read it to the Board no motion was made on it.
- f. E. Hanson-** plowing on the Williams Rd a couple of complaints, a complaint on Reeves Rd and Station Rd. He stated in the meeting that the T.M. told him that R. Cormier had called the T. M about not plowing the gravel roads until after the bus run. When he called R. Cormier, he told him he never called the T. M. That is true. The T.M tried to correct the statement but was cut off. E. Hanson repeatedly said that is what you said. R. Cormier cannot be making the decisions.

in the minutes on February 2nd I was told by you that Rick Cormier sent you a text regarding the roads and you refused to let me see the text. I let you know that I was going to speak with Rick to see what the breakdown in communication was. I called Rick he stated he did not text you he had spoken to Rob and they made the decision to not plow the secondary roads. I stated that busing the kids were our number 1 propriety but the buses picked up the kids 4 hours after Rick stated he had checked the roads. The road conditions had deteriorated at that time considerably and I had 3 complaints that morning about the road conditions. I feel the board (Road Commissioners) should be made aware and notified of concerns regarding roads as we have to answer all calls from citizens and address their concerns.

**Item 7. Correspondence: none**

**Motion made by Selectman E. Hanon and 2<sup>nd</sup> by Selectman T. Bubar to extend the meeting to 9:30 pm**

**Vote 5 in Favor 0 in the Negative**

**Item 8. Request for Additional Agenda Items:**

- a. J. McCarthy-** question and comment regarding 2022 Election- citizen questioned about the no cell use for it isn't a law. We are trained to have the phones off for it is supposed to be quiet for the voters and not have them disturbed by ringing phones and conversations

On the poll watcher guide it says no cell phone use- this was a guide that was from another town we followed their recommendations.

A citizen found the rank choice posters confusing. They are the instruction posters that are given to us by elections. J. McCarthy advise us to use the most up to date posters, we do.

- b. J. McCarthy- 2<sup>nd</sup> amendment ordinance a copy of what Milford has. **Motion made by Selectman E. Hanson and 2<sup>nd</sup> by Selectman T. Bubar to have the amendment sent to the lawyer for opinion on it.**

**Vote 5 in Favor 0 in the Negative**

J. McCarthy- Food Sovereignty ordinance- J. McCarthy will look over A. Hines notes on it. This was rejected by the board a while back.

- c. J. McCarthy- Bid issue – wrote up her 3rd reprimand on the Town Manager. When the T.M. tried to respond to it J. McCarthy responded with the following: I stated that I didn't have nothing more to say about the matter that wasn't written in the letter. I followed up by saying that you put us in a potentially precarious legal situation and that I wasn't going to bicker back and forth with you about it.

**Motion made by Selectman J. McCarthy and 2<sup>nd</sup> by Selectman E. Hanson to have the reprimand for bid issue placed in the Town Managers file.**

**Vote 4 in Favor 0 in the Negative 1 abstention (C. Oakes)**

J. McCarthy presented her 1<sup>st</sup> written warning concerning repeated violations of the Agenda/ Minutes policy

**Motion made by Selectman J. McCarthy and 2<sup>nd</sup> by Selectman E. Hanson to have the 1<sup>st</sup> written warning concerning repeated violations of the Agenda/ Minutes policy**

**Vote 4 in Favor 0 in the Negative 1 abstention (C. Oakes)**

- d. E. Hanson- citizen complaint on trailer on Station Rd- E. Hanson stated he had a complaint for taxes that a resident had to pay on a trailer he had seen the receipt that says half off taxes were paid. He has a copy of the sheriff writ of possession but it is all whited out due to the top of the writ it states CONTAINS NONPUBLIC DIGITAL INFORMATION. He wasn't concern that there wasn't a demolition permit taken out or the State of Maine Certificate of taxes paid on mobile home Title 29-A, Section 462- 4: 2382-10 was not completed. He also stated that the assessor told him that a tax would never go to the new owner. E. Hanson also said he was told the owner called office and if he quickly came up to the office, he would only have to pay half of the taxes. E. Hanson's issue is that the Town Manager only took in half of the taxes. What the T.M. did was made sure all of the taxes were paid and had interest

and cost go to bad debt. T.M did not know the trailer was demolished or that the property was sold until the resident came in and informed the office that he now owned the property and the trailer is gone. There was no longer any trailer on the property or any of the paper work that should of been completed before the trailer was removed and the property had been sold since the sheriff writ

E Hanson stated his main concern is how the Town Manager felt she was authorized to cancel out any debt owned to the town without prior authorization from the board.

- e. **Motion made by Selectman T. Bubar and 2<sup>nd</sup> by Selectman E. Hanson to accept and use the Employee Warning Report that T. Babur brought in.**

**Vote 5 in Favor 0 in the Negative**

**Item 9. Executive Session:** none

**Item 10. Adjourn:** 9:19 pm

Submitted by with email edits J. McCarthy and E. Hanson

\_\_\_\_\_/S/\_\_\_\_\_

Vittoria J.B. Stevens

\_\_\_\_\_/S/\_\_\_\_\_

Selectman Timothy Bubar

\_\_\_\_\_/S/\_\_\_\_\_

Selectman Amber Hines

\_\_\_\_\_/S/\_\_\_\_\_

Selectman Errol Hanson

\_\_\_\_\_/S/\_\_\_\_\_

Selectman Julie McCarthy

\_\_\_\_\_/S/\_\_\_\_\_

Selectman Carlen Oakes