

TOWN OF BRADFORD
BOARD OF SELECTMEN'S MINUTES
Thursday, February 27, 2023

Item 1. **Open meeting:** 6:04 pm

Attendance: Timothy Bubar, Errol Hanson, Amber Hines, Julie McCarthy, Carlene Oakes

Pledge of Allegiance: commenced

Item 1. Approval of December February 2, 2023 minutes- Motion made by Selectman C. Oakes and 2nd by Selectman A. Hines to accept minutes as presented

Vote 5 in Favor 0 in the Negative

Item 2. Review of Treasurer's Warrants: 10, 11, 12, 13 and 14 Motion made by Selectman C. Oakes and 2nd by Selectman E. Hanson to accept warrants as presented

Vote 5 in Favor 0 in the Negative

Item 3. Open Session: 6 Residents and 3 Guest

Item 4. Committee Reports:

a. **Planning Board / CEO:** report last meeting

b. **Future Fire Station Committee:**

a. 3 guests 2 from Plymouth Engineering, 1 Ames Engineering

The project is approximately 15% designed now, projecting the cost at \$180 a sq ft the project meets the 1.83 million.

100% design leaves less wiggle room for the bidders to add cost to the project. Plymouth Engineering has dealt with the requirement built by American products. Part of the grant requirements we need to meet.

Questions: E. Hanson asked about the water from cleaning the trucks- that will have to be drained into a different tank then the gray water tank due to oils. This will have to be pumped by a different company then the usual septic pumping company. Washing machine and shower drains will be hooked into the regular gray water system.

Motion made by Selectman A. Hines and 2nd by Selectman E. Hanson to accept Plymouth Engineering, Inc., proposal for Professional Design and Bid Scope Documents for the Bradford Fire Station for a total cost of \$68,708.

Discussion: none

Vote 5 in Favor 0 in the Negative

Motion made by Selectman A. Hines and 2nd by Selectman C. Oakes to accept Ames Engineering, LLC proposal for Construction Documents, Bidding and Negotiation Phase not to exceed \$6400.00 and the Construction Phase work shall be billed on monthly basis a lump sum amount of \$26,600.

Discussion: none

Vote 5 in Favor 0 in the Negative

Decision on how to fund fire station:

Motion made by Selectman C. Oakes and 2nd by Selectman A. Hines to fund the new Fire Station with a commercial loan for \$500,000. Taking no longer then 5years to pay it back.

Discussion: Questions to ask the loan officer- is there a saving if we pay monthly instead of 1 yearly payment, can we get a line of credit with a fixed interest rate, apply for the loan but not start drawing on it until we need it.

Vote 3 in favor 2 in the Negative (T. Bubar, E. Hanson)

c. Recreation Committee/ Bradford Days committee: none

d. Fire Department:

J. McCarthy- In a previous meeting the FC stated that he does not attend monthly FC meetings due to a conflict of interest. I just wanted to let you know that all the FC's that I spoke to from Glenburn, Corinth, Milford stated attending meetings are highly advisable and profitable.

J. McCarthy- informed Jessie that other local Fire Chiefs that I spoke to stated thwat it was profitable that he attend monthly FC meetings

Air packs try to sell them on MMA web site

Generator will be done March 7th

e. Road Commissioner:

1. Work that has been done since last meeting- none

E. Hanson will put up heavy weight load signs this week

J. McCarthy was asking for a year end report of work done

R. Higgins- felt that there was enough sand for the next few storms as long as it stays cold. Tuesday storm ok but Thursday looks like rain. Light and cold temp snow uses very little snow.

Town Manager: There was an error on the citizens' concerns about the fire chief. Those concerns were not in the ordinance but fell under the job description for fire chief which was created 10/29/2012 and the ordinance was enacted November 6, 2012)

Called the town to where we received the copy of poll watchers' guidelines came from asked about the no cellphone use if the phone was silent. Her respond was if

they are on their phone how can they be watching the polls and that is why they are there.

Hours for Town Election 04/ 28/2023- **Motion made by Selectman E. Hanson and 2nd by Selectman T. Bubar to hold election hours from 2:00 to 7 pm.**

Vote 5 in Favor 0 in the Negative

J. McCarthy- I believe the TM always has a right to defend herself and so during the last meeting, after reading my written reprimand, I didn't want to seem as if I was cutting you off from defending yourself and if I did so, that was not my intent and so I apologize. My intent was to avoid any sort of arguing on the matter is all.

J. McCarthy asked T.M. how can we make your job better as a board?

J. McCarthy – prep for the T.M. evaluation list of credit hr. classes. the T.M. has completed and plan to do.

J. McCarthy- Would like to know when the Fire Chief completes the EMT class, asked about his evaluation- this was completed in January and no it is not for the Board to review.

J. McCarthy – has the chair rack and safe been purchased-yes to both- chair rack should be delivered soon.

J. McCarthy- was at a Milford selectman's meeting and they needed to have their flood plan updated. I have not received a notice and the CEO has not said anything about it.

J. McCarthy- asked about the card and gift for the Corliss family- T. M. hand delivered the card and spoke with the family about a gift when the family can think of something in honor of Vance then we will purchase it.

J. McCarthy- the face book pass word had to be changed due to some hacking going around.

J. McCarthy- asked about the personal property. T.M. found the information November 2016 but not the vote. T.M. tried to explain to the Board that if this paper is handed in one year but not returned the next year, Trio will automatically generate a tax bill and you will need to abate the tax this effects the mil rate and the assessor's time.

Item 5. Old Business:

- a. Finish Budget work – Motion made by Selectman T. Bubar and 2nd by Selectman A. Hines to present the 2023 budget as of 02/27/23 to the Budget Committee**

Vote 5 in Favor 0 in the Negative

While going over the budget Middle Branch Bridge came up for discussion T.M. will follow up with R. Butler. T. Bubar stated there are grants out there. J. McCarthy said she has looked and there are not.

- b. **Text messaging plan- table until put into place**
- c. **Rock rake- waiting for payment–**
- d. **Town Web site- table until put in to place**
- e. **Decision on Winter Maintenance Bids-**

Motion made by Selectman T. Bubar and 2nd by Selectman J. McCarthy to accept the Hanson & Son’s Earthwork snow plowing bid for 1st yr. for \$207,900 2nd yr. \$211,645, 3r yr. \$214,818 and sand for \$12.50 a yard for all 3 years.

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

- f. **Estimate on stripping/ waxing gym, entry, office and restrooms floor- gym area-\$3,990.74 the remaining floor space \$1,664.98 total of \$5,655.72**

Motion made by Selectman A. Hines and 2nd by Selectman C. Oakes to complete the whole project of stripping and waxing the floors for \$5,655.72 from Triumph Professional Cleaning Services LLC.

Vote 5 in Favor 0 in the Negative

Motion made by Selectman J. McCarthy and 2nd by Selectman E. Hanson to extend the meeting to 8:45 pm

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

- g. **Fund Balance Policy- J. McCarthy- will look at this in the future**
- h. **Camera on the oil tank – T. Bubar a new system at this time is too expensive**
Motion made by Selectman T. Bubar and 2nd by Selectman E. Hanson to go with the Blink system

Vote 5 in Favor 0 in the Negative

- i. **Storer Rd and Station Rd- A. Hines spoke with R. Hubert on Feb 10th Station Rd.- The T. M. should not have negotiated with the land owner until it is was in litigation for the land owner should have paid all the taxes, cost and interest.**

Store Rd acct 1053 – Motion made by Selectman A. Hines and 2nd by Selectman C. Oakes to foreclose on acct 1053 abate all taxes and offer the trailer back to the land owner.

Vote 5 in Favor 0 in the Negative

Item 6. New Business:

- a.

Item 7. Correspondence: none

Item 8. Request for Additional Agenda Items: tabled until next meeting 03/06/2023

- a. J. McCarthy- Executive Sessions- If you are to request Executive Sessions to be open, you must print (or sign) your name and date on a form for the Boards records.
- b. J. McCarthy- vote on Water Retention pond article
- c. J. McCarthy – update on 2nd Amendment Ordinance from Town Lawyer

Item 9. Executive Session: none

Item 10. Adjourn: 8:50 pm

Submitted by with email edits from J. McCarthy

_____/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