

Town Council Meeting
October 12, 2009

OPEN TOWN COUNCIL MEETING: Town Council present included Oscar Emerson, Audrey Wilcox, Fred Gifford, Nicholas Wood, Lillian Coulter excused. Town Office staff present, Town Manager Melissa Doane

REVIEW OF MINUTES: Councilor Gifford made a motion to accept the September 30, 2009 minutes as presented, seconded by Councilor Wilcox, no discussion vote 3/0, Nicholas Wood abstained as he was not present at the meeting:

CITIZENS REQUEST: None

UNFINISHED BUSINESS: Robert Fenney was available to the Town Council to discuss the proposed contract and timeline for the fire station project. Mr. Fenney stated that he and Randy Bragg had meet with Maine Department of Environmental Protection and the opinion is one that the Town of Bradley will not need additional wetland permits, as the wetland that is on the property is under the 4300 square foot mark. Councilor Chair stated that the amount of \$4000 for possible wetland Tier 1 permitting seemed high to him and that is where the discussion had been. Mr. Fenney explained that it was their intent to stay below the Tier 1 permitting and the \$4000 figure was something that he believed Carpenter and Associates had picked out of the air. Manager Doane explained that she had been told by Mr. Fenney that the permit itself would be \$1000 and the engineering would be an additional \$4000. Mr. Fenney again stated that it was their intent not to go the Tier 1 level and he did not believe that amount was figured by Carpenter Associates correctly. Town Council authorized Manager Doane to move forward with the signing of Mr. Fenney's contract.

Manager Doane reported to Town Council that she had meet with DOT regarding the driveway entrance and received preliminary approval. She submitted the permit application on Friday. She also stated that Mr. Fenney had asked about the possible movement of a telephone pole, she has spoken with an engineer for Fairpoint Communications and is hopeful to have that reviewed within the week.

Manager Doane stated that she has not been successful in finding someone who is interested in clearing the lot for the wood. Chief Gifford had spoken with Roger Paradis who was going to chip the wood and brush, however apparently he has decided not to do so. Manager Doane stated she has spoken with Gary Pomeroy Logging out of Hermon, they have given her a price of \$2500 to clear the lot and they would keep the material. She also has contacted Mark Eastman and he was going to look at the lot and get back to her. Manager Doane suggested placing an advertisement in the Penobscot Times. Councilor Wilcox suggested contacting Galen Thibeault. Chairperson Emerson stated that Town Council should try to think of local contractors and give the information to Manager Doane, if there is nothing successful by Friday than Manager Doane should run and advertisement, Town Council agreed.

Manager Doane reported that FEMA had done the first round of awards regarding the fire station construction grant; obviously Bradley was not a recipient. Manager Doane contacted FEMA and was told that there will be another round of awards, however there is no set date.

Manager Doane stated she had received clarification regarding the road quotes. Sunrise Material quote of \$76,735.50 does include the sweeping and grinding of the butt joints. Thibodeau's also submitted a new quote using only 1" of overlay instead of the 1 ½" binder. Manager Doane suggested using Sunrise Materials as they had given her a tentative date of October 19th. Councilor Wilcox made a motion to accept Sunrise quote with the October 19th starting date. Manager Doane asked for a possible revision on the date as the date given was tentative and would like to have a little more openness. Councilor Wilcox stated she didn't want paving to go into November. Councilor Wilcox revised her motion to be the end of October, Councilor Gifford seconded, no discussion, vote 4/0.

MANAGERS REPORT:

Manager Doane reminded Town Council that there is a joint meeting with the planning board scheduled for October 15, 2009 at 6:30 pm to review the proposed land use ordinance.

Manager Doane has spoken with David Walker regarding the hot lunch debt, as of October 7, 2009 they had collected around \$100. He will be getting back to Manager Doane by the end of the week with the exact amount uncollected. Manager Doane stated that at the next Town Council meeting they will likely be asked to make a decision about the uncollected amounts.

The 2008-2009 municipal audit was done on site on October 7 and 8, Manager Doane reported that it went well and does not expect any management letters or recommendations.

The 2008-2009 municipal driveway snowplowing contracts were placed in Town Council boxes for review. Peter Currier is plowing both municipal driveways for the same amount as last year which was \$845 for the fire station and \$4000 for the municipal building. Councilor Wilcox asked about the fuel allowance that was given to Mr. Currier last year. Manager Doane stated there was no fuel allowance; the amount of the contract was changed. Councilor Wilcox also asked about the post office plowing, Manager Doane stated she was not sure what they were doing for their plowing. Councilor Wilcox made a motion to accept the contracts as presented, Councilor Gifford seconded, no discussion vote 4/0.

Manager Doane reported that the Penobscot Valley Council of Governments annual meeting is scheduled for October 29, 2009 from 6 to 8:30 at Jeff's Catering, Council members are invited if they would like to attend please let her know.

EXECUTIVE SESSION: Councilor Emerson made a motion to enter into executive session according to M.R.S.A Title 1 section 405 6A, seconded by Councilor Wilcox, no discussion vote 4/0.

Councilor Wilcox made a motion to exit executive session, seconded by Councilor Emerson, no discussion vote 4/0.

NEW BUSINESS:

Councilor Emerson made a motion to accept the 2009-2010 General Assistance Ordinance Appendices A,B and C as presented in public hearing October 12, 2009, seconded by Councilor Wilcox, no discussion, vote 4/0.

Councilor Emerson made a motion to approve the 2009-2010 winter parking regulations as presented in public hearing October 12, 2009, seconded by Councilor Wilcox, seconded by Councilor Wilcox, no discussion, vote 4/0.

Councilor Emerson stated she was surprised to see the memo from Manager Doane to Charles Norburg regarding 114 Cram Street. Manager Doane stated that Mr. Norburg had given the opinion in the past that the yard was not a junkyard, because the material was useable construction material. Manager Doane reviewed the property last week and noticed that there are several vehicles in the yard and a lot of debris and what she would classify as junk. It was her opinion that the property was a junkyard, similar to other properties the town had asked to clean up. Councilor Wilcox asked how the situation would be handled. Manager Doane stated she thought that Charles should write a letter first and not go on to the property. If the property owners become aggravated, as they have in the past, it will be necessary to have law enforcement assist.

Town Council also asked Manager Doane about the Visconti property on School Street. Manager Doane explained that Charles had placed a notice on the property stating that it was not livable, however more needed to be done to try and get the property in order and livable. Manager Doane reported that she had spoken the mortgage company last week; they reported that they did not have ownership in the property because it was going through foreclosure. Manager Doane had scheduled a conference call with the Town Attorney on Thursday; however it did not take place. She will be following up with Charles this Thursday.

MUNICIPAL WARRANTS: Warrants not presented as Town Office was closed, table to next meeting.

NEXT MEETING: The next meeting is set for October 27, 2009 at 6:30 pm.

ADJOURN: Motion made Councilor Wilcox, seconded by Councilor Emerson to adjourn, Councilor, no discussion, Vote 4/0.