

Town Council Meeting
June 22, 2010

COUNCIL PRESENT: Oscar Emerson, Audrey Wilcox, Fred Gifford, Lillian Coulter, Nicholas Wood. Town Office staff present, Town Manager Melissa Doane

SALT SHED PROPOSAL: GWK Construction and Sam Ketch presented a proposal to the Town Council for the proposed Salt Shed. Mr. Ketch had torn down a Federal Government structure in Brewer, he has the steel frame. He is proposing using the frame to construct a salt shed that would be 36 X60 with a 5/12 pitch roof using all new metal for the sides and roof. The area would have a paved floor with a gravel mixing area, similar to the one that is being built for the County in Greenfield. Paul Atheny presented the drawings and plans to the Town Council, detailing the 3 foot frost wall, with a 14 foot top plate. Gary Kennedy, owner of GWK Construction stated that he currently doesn't have bonding, however has the ability to do so if necessary. He currently is insured through Cross Insurance. The presenters stated that they felt they could save the Town money, under the \$200,000 price also noting that they could change and adapt the specs to fit the needs of the Town.

Randy Bragg, of Carpenter Associates stated that the bid specs and engineering he is proposing is the same as the building that has been proposed for the County. The building for the County was 50x90 and the price came in at \$225,000. He further stated that with the amount of salt and sand that the Town uses a smaller building would be sufficient. Mr. Bragg cautioned Town Council against using steel frames that have been torn down, as there are several engineering factors that may not be known. Typically when a building of that size and age is torn down the structural character is compromised. Carpenter Associates is proposing a fee of \$10,000 to engineer, design and act as clerk of works (bid preparation and oversight, site visits, construction meetings). He suggested to Town Council that a bid alternative be added allowing other proposals to the project, this would give GWK Construction an opportunity to see the site plan and review and understand the wetland issues. Town Council reviewed the fire station project site plan, Mr. Bragg explained to Town Council where the building should be located, stating that there are wetland issues that they need to be aware of. Councilor Gifford made a motion to secure, Carpenter Associates for engineering and design for the proposed Salt Shed, seconded by Councilor Emerson, Councilor Emerson stated that due to Carpenter Associates familiarity with the proposed site, the wetlands and their experience in designing buildings such as the proposed salt shed, he felt that Carpenter Associates was the logical choice, vote 5/0.

REVIEW OF MINUTES: Councilor Gifford made a motion to accept the May 25, 2010 minutes as presented seconded by Councilor Coulter, no discussion vote 5/0. Councilor Gifford made a motion to accept the June 9, 2010 minutes as presented, seconded by Councilor Wood, no discussion vote 5/0.

CITIZENS REQUEST: None

MANAGERS REPORT: Manager Doane reported that she wishes to take vacation for the week of July 13-16 and August 17-20. The August vacation causes a conflict with a Town Council meeting. She is looking

for authorization to either move the Town Council meeting, or cancel the 17th as there will be a regularly scheduled Town Council meeting on August the 31st. The Town Charter requirement of twice per month would be met. Manager Doane will remind the Town Council as the time approaches, it will be necessary for them to come to the municipal building to sign the municipal warrants. Town Council agreed that the 17th meeting could be cancelled; if something came up they may have to change the date rather than cancel.

Manager Doane has received quotes for the crack sealing of Boynton Street, Cram Street, Elm Street, Highland Ave and Parlin Street, the price is \$11,000, the budgeted amount was \$13,800. In addition a quote was received from Sunrise Material for Shim and Surface of Highpoint Place, Overlay and Mill of Bullen Street Bridge area totaling 63,908, budgeted \$69,000. Manager Doane would like to move forward with the projects for July 1. Town Council agreed to proceed with both price quotes.

Maine Municipal Associations Legislative Policy Committee ballot needs completion. The 70 member committee sets MMA's legislative platforms, policies and position. Bradley has been asked to vote for two candidates, however only one is running. The candidate is Byron F. Vinton III is a councilor of the Town of Bucksport. His candidate profile reads that he has served on the Bucksport Town Council for the past year and was a town employee for more than thirty years as a Police Officer and Dispatch Supervisor. He would like to serve on the LPC because his primary issues of concerns are revenue sharing, school and transportation funding. Town Council felt that Mr. Vinton would be a fine candidate.

The municipal audit for the fiscal year ending June 30, 2010 is scheduled for June 27-28, with completion before September 1, 2010.

Mark Gibson, assessing agent will be providing valuation information on Friday June 25, 2010. It is Manager Doane's hope that a tax commitment can be set. The assessment has been received from RSU 34 and it was for \$1,088,986.94. To keep the RSU assessment the same, \$87,323 of the 478,544.00 school designated balance will be needed. With this Manager Doane anticipates that the mill rate may drop to 11.90, obviously if they wish to drop the mill rate more, more of the school balance can be used to offset the assessment. Councilor's Gifford and Wilcox both felt it was important to hold the line on taxes and if at all possible reduce them. Manager Doane stated that at the next meeting they can begin that work.

The Fire Station project is moving along, Bob Fenney has been doing site visits every other day. He reported on June 16, 2010 that a large rock was discovered in the back of the property in the location in which the drainage to the river was to be, the contractors were able to go around the rock without adding additional cost to the project. The foundation footings are complete, backfilling will be completely this week. The project is a week ahead of schedule. Bob did receive confirmation from the water district that there is not adequate pressure for the sprinkler system that was proposed. He is making contact with the Fire Marshall to see what options are available.

Manager Doane distributed copies of her proposed contract for July 1, 2010 to June 30, 2011. There are no changes to the contract as there was no wage increase or change in benefits. Councilor Wilcox made a motion to accept the employment agreement as presented, seconded by Councilor Gifford, no discussion, vote 5/0.

On September 12, 2010 the Bangor Land Trust is doing their annual fundraiser "Pedal the Penobscot", as in the past they would like to use the municipal building parking lot for a "rest stop".

NEW BUSINESS: Manager Doane presented Councilor Emerson with a globe plaque for recognition of his years of outstanding service to the Town of Bradley. Manager Doane stated that it has been a pleasure and privilege to work with Mr. Emerson. Councilor Wilcox thanked Oscar for his dedication and hard work over the years, adding that he will be greatly missed. Councilor Gifford stated that his expertise would be greatly missed.

Councilor Gifford stated that there were several complaints over the weekend regarding burning in the village area. Manager Doane stated that she had been made aware of the situation and spoke with Chief Gifford. He spoke with the residents and has requested that no burning permits be issued out of the office until he has a chance to speak with the fire marshal and write a letter to them.

UNFINISHED BUSINESS: Councilor Wilcox stated that Charlie Wilcox had contacted Peter Currier regarding the Knapp Cemetery gravel road that the cemetery committee had requested, he has yet to hear from him. Councilor Wilcox would like to know if the Town Council can withdraw their charter allowed \$5000 to set aside for this project, as it appears that the price and work will not be available before the end of the fiscal year. Manager Doane read from the charter and there were no specifications as to if it could be set aside, the charter stated it was at Town Council discretion to use, however she would like to check with Maine Municipal before proceeding, she suggested a motion to withdraw the funds pending legal approval. Councilor Emerson made a motion to withdraw the designated \$5000 as allowed by the Town Charter, pending legal approval, seconded by Councilor Gifford, vote 5/0.

MUNICIPAL WARRANTS: Councilor Coulter made a motion to accept warrant #98 in the amount of \$6336.79 and warrant #99 in the amount of \$179112.30 and warrant #100 in the amount of \$99,490, seconded by Councilor Gifford, no discussion, vote 5/0.

NEXT MEETING: The next meeting is set for July 6, 2010 at 6:30 pm.

ADJOURN: Motion made Councilor Wilcox to adjourn, seconded by Councilor Coulter, no discussion, Vote 5/0.

